

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for July 24, 2018**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

Chair **DeZwaan** called the meeting to order at 7:00 PM.

Roll Call: Chair: Jackie **DeZwaan** — Present

Secretary: Phil **Badra** — Present

Vice-Chair: Roy **Newman** — Present

Commissioner: Charlie **Hancock** —Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Absent

**II. Additions to the agenda and adoption**

Motion was made by **Gooding** to accept the agenda, as presented. Motion was seconded by **Newman**. Motion passed.

**III. General Public Comment**

Carol **Josefowicz** -2334 Lakeshore Dr. voiced her concern that there should be different zoning guidelines put into effect for the smaller, non-conforming, lots on Lakeshore Dr. Specifically, in regards to Height and Lot Coverage; hoping that any future construction could be restricted to something more in character with the surrounding neighborhood.

Dale **Pierson** – 6264 118<sup>th</sup> Ave. questioned whether or not the two new houses, currently being built on Lakeshore Dr., had to meet the setbacks of the dwellings that had previously been located on those lots or if they had to meet the current zoning setbacks.

**DeZwaan** responded that the homes would have to conform to the current zoning ordinances.

**DeZwaan** also noted that the majority of Ganges Township residents have demonstrated that did not want to put additional restrictions on non-conforming lots but recommended that any concerns over this kind of further development should be brought to the Township Board.

**IV. Correspondence and upcoming meetings/seminars**

**DeZwaan** has PC letters to: Kramer – To Do LLC

Bosgraf – Lakeshore Artisan Center

**DeZwaan** also has the: Revocation of the Special Land Use (SLU) for the 10 acres of the Cranes property.

PC budget request to the Ganges Township Board

Top Grade Mining Quarterly Report

**DeZwaan** reported on a seminar the PC members attended on July 18<sup>th</sup>.

**V. Public Hearing — None**

**VI. Approval of March 27, 2018 minutes**

A motion was made by **Newman** to approve the March 28, 2018 regular meeting minutes.

**Gooding** seconded the motion. Motion passed

**VII. Old Business — None**

**VIII. New Business**

- a. Lakeshore Artisan Center LLC (Jeremy **VanEyck**) – 184 S. River Ste 204 Holland MI 49423

12.03 Site Plan Review **Extension Request**

Parcel # 03-07-005-003-00 – 6810 124th Ave.

**DeZwaan** stated that this extension request was only for conditional requirement #3 of the October 24, 2017 PC site plan approval... “That Phase one must be substantially underway within one year of the date of this approval, per Section 12.014E of the Site Plan Review Ordinance”.

**DeZwaan** also acknowledged that she had received the extensions of the permits from Allegan County for the Septic and Well, in addition to Soil Erosion and Sedimentation Control.

**Gooding** asked **VanEyck** if they still planned on tearing down the existing house. **VanEyck** affirmed that they would.

**Hancock** asked if the lot could be better maintained, as it had become quite overgrown the last couple of years. **VanEyck** explained that there was still some fill being brought in and grading being done but agreed that it could and would be mowed more often.

**Badra** moved that a one year extension on Phase One of the Lakeshore Artisan Center LLC site plan on parcel # 03-07-005-003-00– 6810 124th Ave. for an office, cabinet shop, and storage facilities be approved, to begin October 24, 2018, with the following conditions:

- 1. That Phase One must be completed by October 24, 2019 or the site plan will become null and void.

2. That all of *the* original conditions placed on Phase One, as outlined in the October 24, 2017 letter, must be met; including storm water management approval from the Allegan County Drain Commissioner.

Motion was seconded by **Gooding**. Motion passed by roll call vote. DeZwaan — Yes

Badra — Yes

Newman — Yes

Hancock — Yes

Gooding — Yes

**Bosgraf** inquired if an increase in *the* size of one proposed buildings would need to be approved by the PC. **Badra** responded that **Smalley** might be able to make an administrative approval for that and **DeZwaan** suggested **Bosgraf** contact her first.

b. Ryder Street (David **Ryder**) – 2909 Indigobush Way, Naples FL 34105

3.21 Private ~~D<sub>r</sub>~~Road

Parcel # 03-07-007-010-00 – 2072 70<sup>th</sup> St.

**DeZwaan** presented a memo that **Smalley** had sent waiving the site plan review requirements from article 12; due to the fact that Article 3.21 encompasses the requirements for review of a private road. **Smalley** also visited the site with, and received approval from, the Ganges Township Fire Chief Dan **Diez**.

David **Zessin**, legal counsel to David **Ryder**, presented the site plan showing how Parcel A (the lakefront lot) would be landlocked once divided from Parcel B; due to the fact that portion of 121<sup>st</sup> Ave had been previously been abandoned by the Township. This land division necessitated **Ryder's** request that 100' of the Avenue's previous 33' wide easement of driving surface be approved as a Private Rd; to provide legal road frontage for Parcel A. **Ryder** does not plan to modify the existing road surface in any way.

**Newman** asked if there was a driveway easement across Parcel B. **Zessin** explained that there was a 110' easement across Parcel B for the Lakeshore Lot but no deeded access to the Beachfront for Parcel B.

**DeZwaan** stated that she would like the *Township* attorney to review the ~~application~~ *Road Maintenance Agreement*, with the cost being reimbursed by the applicant. The PC requested that a couple of corrections be made to the application designating that the parcel is in the high risk erosion area and that only 3 division would be left (instead of the 4 that were indicated). The PC also stated that the road name would need to be approved by the Allegan County Road Commission and ~~the~~ then Recorded with the Allegan County Register of Deeds. The PC also stated ~~the lot~~ *Parcel A* would need to ~~be re-addressed~~ *obtain a new address* once the Private Road ~~it has~~ frontage ~~on~~ has a legal name.

**Badra** moved that the private road application on parcel # 03-07-007-010-00 – 2072 70<sup>th</sup> Ave. be approved, with the following conditions:

1. That the Private Road Approval *and Maintenance and Easement Agreement* was contingent on review by the Township attorney, at the applicants expense.
2. That the Private Road Maintenance and Easement Agreement must be recorded with the Allegan County Register of Deeds.

Motion was seconded by **Newman**. Motion passed by roll call vote. DeZwaan — Yes

Badra — Yes

Newman — Yes

Hancock — Yes

Gooding — Yes

## **IX. Administrative Updates**

Township Board-

- a. **Gooding** reported the Board had approved the purchase of new equipment for the fire department (out of the last fiscal year's budget). The board had also reviewed the annual reports *and* approved the new budgets.
- b. **Gooding** also expressed his concern over unregulated sand mining operations going on in the Township, and Short Term Vacation Rentals. **DeZwaan** advised that any zoning enforcement issues should be forwarded to **Smalley** who could have the Code Enforcement officer look into them. **DeZwaan** also explained that the Township had no regulations regarding Home Rentals.

Zoning Board of Appeals (ZBA)-

**Newman** reported that the ZBA had not met since March 26, 2018

Zoning Administrator-

**Smalley** was absent.

**DeZwaan** stated that she had received two Top Grade Mining Quarterly Reports and that **Smalley** was working with Mr. Craycraft Re: his site plan for the proposed new storage building.

## **X. Future Meetings Dates**

The future dates of the PC Regular meetings will be August 28, 2018 and September 25, 2018.

## **XI. General Public Comment**

Carol **Josefowicz** -2334 Lakeshore Dr. re-voiced her request that some consideration be made in regards to the small lots on Lakeshore Dr. and added her disappointment that Mr. Ryder was going to be able to capitalize on the abandonment of that section of 121st Ave.

## **XII. Adjournment**

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carried unanimously. Adjourned at 8:02 PM.

*Respectfully Submitted*

*Jennifer Goodrich*

*Ganges Township Recording Secretary*