

**Ganges Township Planning Commission
Special Meeting Minutes Draft for January 22, 2009
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County**

I. Chairman **Birkes** called the meeting to order at 7:00 PM

Roll Call:	Chairman:	Jim Birkes – Present
	Vice Chairman:	Barry Gooding - Present
	Secretary:	Jackie DeZwaan – Present
	Commissioner:	Sally Howard – Absent
	Commissioner:	Ed Reimink – Present
	Commissioner:	Dawn Soltysiak – Present
	Board Trustee:	Terry Looman – Present

II. General Public Comment

Don Karas Jr. 2025 Brookhill Drive expressed his concerns with the commercial areas on the agenda. He asked the PC review the LSL information referred to in prior meetings regarding how much commercial acreage is needed in our township. Additionally that PC should keep in mind that commercial for our township is very different than other townships. He stated the health department could not allow many of the commercial areas to be developed because these areas would not perk.

Jim Keag 2086 66th Street indicated many areas along Blue Star and M-89 would not perk for commercial or industrial development. The Health department regulates sewer systems and therefore our township would be self regulated as to the intensity of commercial and industrial developments permitted.

Don Karas Jr. 2025 Brookhill Drive stated he would be opposed to public water and sewer being developed in our township. The wording in the Master Plan should have been stated in some other manner. His concern is that if public sewer and water were developed, this would remove any control over both commercial and industrial developments within our township.

III. Approval of Agenda

A motion was made by **Looman** to approve January 22nd Special Meeting agenda as presented, seconded by **Soltysiak**. Motion carries unanimously.

IV. Zoning Ordinance Workshop

A) The Ag/Res committee members (**Gooding, Howard, and Reimink**) meet on December 29th 2008. **Reimink** presented the recommendations to PC. The basis used for each of the 3 districts recommended were location, parcel size, residential density, agricultural activity, and how to accommodate rural character, as outlined in our Master Plan. The Rural Residential district would include Sections 5 on the east side of 70th Street starting at M-89 and continuing to 120th Avenue, Section 8 west of the expressway and Section 9 south of 122nd Avenue to 121st. The Ag2/Agricultural Rural district would include Sections 1,2,3,4,10,11,12,14,15,21 and 28 and could allow PUD developments. The Ag/Ag1 district would include Sections 13, 22, 23, 24, 25, 26, 27, 33 and 34. This area could allow GAAMP operations and should provide conservation zoning and design to protect the Agricultural uses from conflicting with other development. Further discussion included the impact of clustered zoning, housing density, private roads, and minimizing the creation of additional non-conforming uses. The Ag/Res committee asked that the entire PC review the recommendations and that this would be discussed at a following meeting along with the work on the districts.

B) I-1 Industrial District- Section 11.01 that LSL change the intent and purpose to include warehousing and repair. The PC discussed the intensity of traffic, lighting, noise, and other pollution that might accompany these developments.

C) The PC continued to review the various types of commercial and industrial issues. The discussion indicated that each use would need to be reviewed in order to determine if the use would be an allowed use in the district or need to go through the Special Land Use process.

V. Other Business that came before the Commission

Birkes to follow up with **Hebert** regarding the Black and To Do LLC that has been sent back to the PC. The concerns are if the PC can meet in closed session to discuss the attorney's information and if the PC can move forward on these reviews before receiving input from the attorney.

VI. Future Meeting Dates

The next Special Meeting is Thursday February 19th and the next Regular meeting is Tuesday February 24th. Both meetings are at 7:00pm.

VII. General Public Comment

Don Karas Jr. 2025 Brookhill Drive asked the PC to consider lot sizes for all of the commercial and industrial districts and that the PC should not hear the To Do LLC and Black review at the next regular meeting.

VIII. Adjournment

Motion by **Looman** seconded by **Reimink** to adjourn the meeting at 9:40 pm. Motion carries unanimously.

Respectfully submitted,
Jackie DeZwaan
Secretary