

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes FINAL for August 24, 2010**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

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

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

Roll Call: Chair: Sally **Howard** – Present                      Vice Chair: Barry **Gooding**- Present  
Secretary: Phil **Badra** - Present                      Commissioner: Jackie **DeZwaan** – Present  
Commissioner: Ed **Reimink** – Present      Board Trustee: Terry **Looman** - Present  
Commissioner: Ross **Wightman** – Present  
Zoning Administrator Tasha **Smalley** was also present.

**II. Additions/Changes to Agenda and Adoption**

Need to add the August 11, 2010 Special Meeting Minutes for approval. Also move the Passmore Site Plan Review up to VII. b. and make the Next steps on Zoning Ordinance updates to letter c. Motion was made by **Gooding** , supported by **Looman**, to accept the Agenda with these additions. Motion passed.

**III. General Public Comments**

There were no public comments.

**IV. Correspondence, including upcoming meetings/seminars**

**Howard** had several emails from **Badra** concerning the changes and information to be looked at by the Planning Commission members.

Email from **Zachary Bossenbroek** concerning WECS ordinance proposed changes.

**V. Doyle Passmore Site Plan Review, parcel 0307-044-00, 6973 114<sup>th</sup> Avenue.**

**Doyle and Nancy Passmore** were both present. **Mr. Passmore** presented his plan for a **commercial storage building steel barn**. His builder is **Sneller** from Holland. The barn will be 40x60 with a side area for storage. It will have a bathroom. He plans to store equipment in the barn and possibly rent some of the space. He said there is one correction to the plans that are presented concerning the 12x24 side building. **Sneller** had done a 12x32 on the more detailed plans that he brought to present to the Planning Commission. **Gooding** asked for clarification that the side building would actually be 12x32. **Passmore** said it would have been covered by the roof anyway, now it will be enclosed. He plans to insulate and heat the storage area. **Reimink** asked why the building is being put so close to one property line. **Passmore** stated that it was a more level area. **Badra** stated that the building needs to be 25 feet from the property line, not 15 feet as shown on the plan. Also there is a question about the septic system. Prior approval was for a residence, not for commercial as planned now. **Passmore** will need the Health Department to check again to make sure it is sufficient for a commercial use. **DeZwaan** said that there will need to be enough area for a backup septic system. Having the area for the septic, setbacks and parking could be a concern. **Looman** asked if there was a possibility of moving the building so that it has the required 25 feet setback. **Badra** asked if there was going to be a drain in the floor of the building. **Gooding** asked about the placement of the building on the property, in one drawing it is not square with the road, on the other it is. **Passmore** stated that the larger drawing with the building square with the road is

the more accurate drawing.

**VI. Approval of Prior Minutes, 7/27/2010 and 8/11/2010**

July 27, 2010 – Motion by **DeZwaan** to approve the minutes of the July 27<sup>th</sup> Regular Meeting with corrections. Seconded by **Gooding**. Motion was approved.

August 11, 2010 - Motion by **Badra** to approve the minutes of the August 11<sup>th</sup> Special Meeting with corrections. Seconded by **Looman**. Motion was approved.

**VI. Old Business**

A. Martinson Site Condo application

**Howard** stated that she had not received any information from **Supervisor Hebert** or the **Township Attorney**. **Mr. Martinson** stated that he had received a bill for a February 12, 2010 meeting and a letter from the **Township Board** stating that his application will not proceed until this issue is taken care of. He has emailed the Township Clerk and **Supervisor Hebert** concerning the bill and items that were listed on it. He has agreed to pay the bill for the February 12<sup>th</sup> meeting. **Howard** stated that with the **Township Board** wanting to proceed at this point the Planning Commission's hands are tied. **Howard** made a motion that the **Martinson** application be tabled until the Township **Board** approves to move forward and the billing issue is satisfied. **Looman** supported. A Roll Call vote was called for and was as follows:

<b>Looman</b> - Yes	<b>Badra</b> - Yes	<b>Reimink</b> - Yes
<b>Howard</b> - Yes	<b>Wightman</b> - Absent	<b>Gooding</b> - Yes
<b>DeZwaan</b> - Yes		

Motion passed.

B. Passmore Site Plan Review

**Howard** led the Planning Commission members through the Preliminary Plan Review.

The Legal description and small scale sketch were presented.

The General Site plan does not show a buffer and screening. **Gooding** stated that there is a natural buffer to the west with the woods there.

The Site Plan did not show the natural characteristics, but it was felt this is not needed.

Signs: **Mr. Passmore** will need to show the sign placement on the plan.

**Howard** will give **Mr. Passmore** a copy of the proposed ordinance **Site Plan Review** changes to use as a guide.

Parking: The parking spaces required are 12 (1 for each 200sq ft.) **Mr. Passmore** was asked if he could show the space available for those required parking spaces, but he will not have to build them now.

Traffic/Driveway: The final Plan will need to show the entrance and how large the drive is, also how the traffic will be able to turn around so that it will not need to back out onto 114<sup>th</sup> Avenue.

Water/Sewer: Before final approval **Mr. Passmore** needs to work with Allegan County Health Department to make sure that the system is adequate for a commercial building. Any **bathroom well** would need to have a bacterial test. **and be** **The building must also meet** ADA approval. The Health Department should be asked about how the floor drain needs to be done.

Other requirements that need to be taken care of are: The 25 foot “side” setback, 50 feet from the Right of Way in front. **Reimink** asked about the buildings in the immediate area if this was compatible with those already there. It was felt this is not a problem.

Final Site Plan requirements that are needed:

Drawing done by a professional (engineer, architect or land surveyor) showing more detail.

It will not be required to be sealed. **DeZwaan** said there is a concern about the placement of the building, and the setbacks need to be shown on the drawing. **Howard** stated that the topography requirement (minimum 5 foot intervals) will be waived.

Grading: There is a creek in the area, if grading is done within 500 feet there may be a need or a Soil Erosion/Earth Change Permit. This should be part of the Building Permit.

There is an easement shown on the plan, **Reimink** asked if it was known what this easement is for. Information on this will need to be obtained, and the easement will need to be shown on the final plan.

**Mr. Passmore** asked what needed to be done next. He will need to get his Final Site Plan to **Smalley**. It will then be put on the Agenda for the next regular meeting. This needs to be done within the next 90 days or the application is invalid. **Smalley** will need the information a few days before the 14 days required to bring it to the Planning Commission.

The Planning Commission took a five minute break so that the proposed ordinance **Final Site Plan** changes could be copied and given to **Mr. Passmore** as a reference. **Passmore** asked if the building does not fit after all of the setbacks are met, can it still be approved if changes are made to the size of the building? He also asked about the height restrictions, which is **30 35** feet maximum height.

#### C. Next steps on Zoning Ordinance updates

**Badra** went over an email that he had sent to the Commission members concerning changes in the Commercial Wind Energy Conversion Systems and Anemometer Tower zoning ordinance. He read the change to Page 14-32 #20 concerning shadow flicker. Other changes to be added:

Page 14-32 #22 Add after second sentence: Power lines should be placed underground when feasible to prevent avian collisions and electrocutions. All above ground lines, transformers or conductors should comply with the Avian Power Line Interaction Committee published standards to prevent avian mortality. Add: The applicant shall demonstrate mitigation measures to minimize potential impacts on the natural environment including but not limited to wetlands and other fragile ecosystems. Applicants must comply with applicable sections of the Federal Endangered Species Act and Michigan's Endangered Species Protection Law. Page 14-32 #23 All spent lubricants and cooling fluids shall be properly and safely removed in a timely manner from the site of the wind energy system.

The current number 23 becomes number 24.

Add number 25 to read: Applicant shall show proof of public liability insurance for the project.

The current number 24 becomes number 26.

**Zack Bossenbroek**, 2855 44<sup>th</sup> SW, Grandville, MI was asked if the changes to number 20 that were read would address the issue that he had with our ordinance concerning CWEC&A. **Mr. Bossenbroek** stated that the Commission was doing a great job and he is looking at a possible wind energy project in Ganges Township. Commission members directed several questions to **Mr. Bossenbroek**. **Reimink** asked about a conflict of interest if a member votes on an issue that he/she may have a direct interest in. **Mr. Bossenbroek** stated there is a memo concerning this question in the South Haven area. He will locate that memo and make it available to the Planning Commission. He was asked about substations, maintenance, monitoring and underground lines at these towers. **Mr. Bossenbroek** explained how this is taken care of near McBain, MI.

The Commission then continued with their review of the updates beginning with Article 8. Changes to the table on pages 8-2 through 8-4 were:

Accessory buildings and uses: MUD changed from NP to P

Adult foster care family home: MUD changed from NP to P

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Adult foster care small/large group homes- need to consult with the Township Attorney

Ag products retail (produced where grown) delete

Ag products retail – remove (not produced where grown) MUD changed from NP to P

Contractors office and storage yard: C changed from NP to P

Cottage Industry: MUD changed from NP to P

Day care centers and homes: MUD changed from NP to P

Elderly housing: MUD changed from NP to P

Electric, HVAC, Plumbing (supplies and service): C changed from NP to P

Farm market: C changed from SLU to P

Fraternal or social club or lodge: delete

Greenhouse and nursery: delete the rest of the sentence

Home occupation: MUD changed from NP to P

Home based business: MUD changed from NP to P

Lodging: Bed & Breakfast: C and MUD changed from P to SLU

Machine tool and die shop: C changed from NP to SLU. **Wightman** and **Reimink** are to work on a definition for this.

Nursing or convalescent home: MUD changed from SLU to NP

Restaurants w/o drive-through facilities: C changed from P to SLU

Schools and colleges: K-12, private, Trade or industrial, Commercial School:  
C and MUD changed from P to SLU for each one.

Semi-Truck Parking: **Wightman** to work on this. Will be revisited. **DeZwaan** said that this has been worked on before and some of that information may be useful. There are several issues that need to be addressed in this area.

Single family: remove detached dwelling MUD changed from NP to P

Add: Duplex – P in C and MUD

Add: Drive-Through: C – P, MUD-NP

Truck Maintenance Facility: On hold, to be revisited.

Work was ended on Page 8-4. The starting point for the next meeting will be Section 8.03.

## VIII. New Business

There was no New Business.

## IX. Administrative Updates

A. Township Board – **Looman** had nothing to report.

B. Zoning Board of Appeals – **Gooding** had nothing to report. Meeting is set for Sept. 1.

C. Zoning Administrator – **Smalley** had nothing to report.

## X. Future Meeting Dates

September Special Meeting will be on Thursday, September 16, 2010 at 7:00PM at the Ganges Township Hall.

September Regular Meeting will be Tuesday, September 28, 2010 at 7:00PM at the Ganges Township Hall.

October Special Meeting will be on Thursday, October 14, 2010 at 7:00PM at the Ganges Township Hall.

October Regular Meeting will be on Tuesday, October 26, 2010 at 7:00PM at the Ganges Township Hall.

**XI. General Public Comment**

**Ann Gray**, 1974 68<sup>th</sup> Street – Asked how tall the **Passmore** building can go. **Passmore** had stated during the discussion earlier that to get the area he wanted he could go up. There is a height limit of 35 feet.

**DeZwaan** stated that **Passmore** may need to look into soil/sediment erosion control if he is within 500 feet of the creek on his property. He could need an Earth change permit. If the creek is a county drain then the County Drain Commission may need to get involved as well.

**Howard** asked **Smalley** to make sure that **Passmore** understands that these things may need to be addressed.

**XII. Adjournment**

Motion was made by **Looman** and supported by **Howard** to adjourn. Motion carries unanimously. Adjourned at 10:00PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**