

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes **FINAL** for October 25, 2011**  
**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 **VanLeeuwen** called the meeting to order at 7:00PM.

Roll Call:Chairman: Neil **VanLeeuwen** – Present      Secretary: Phil **Badra**-Present  
Vice-Chair: Jackie **DeZwaan** – Present      Commissioner:Roy **Newman**-Present  
Commissioner: Ross **Wightman** – Absent      Board Trustee: Barry **Gooding**-Present  
Commissioner: Charlie **Hancock** – Present  
Zoning Administrator Tasha **Smalley** was present.

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

**VanLeeuwen** asked to add “8b” BioFuels and Dwelling Regulations. Motion by **Gooding** to approve the agenda with addition, seconded by **Badra**. Motion passed.

**III. General Public Comment**

No Public Comments.

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

**VanLeeuwen** had a letter from Mr. Fritz.  
Casco Township had sent a copy of their final draft Master Plan.

**V. Public Hearing**

a. Zoning Ordinance Amendments (Text and Map)

**VanLeeuwen** went over the Amendments as were listed in the information provided to the members of the Planning Commission.

**DeZwaan** asked about 3.18, if the Ordinance number were to be amended by Allegan County would we have to make amendments also. **Smalley** suggested using “as amended” in place of using the specific number. This would eliminate the problem. It was decided to make that change.

After going through the text and map the Public Hearing was closed at 7:15PM.

**Badra** commented on no public being present. **VanLeeuwen** stated that with it posted on the web, maybe the public didn't have any questions.

**VI. Approval of September 27, 2011 minutes**

September 27, 2011- Motion by **VanLeeuwen** to approve the September 27th Regular Meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

**VII. Old Business**

None

**VIII. New Business**

a. Decision on Zoning Ordinance Amendments

**VanLeeuwen** made a motion to adopt the Zoning Ordinance Amendments as listed on the handout. **DeZwaan** seconded the motion. Roll call vote was as follows:

**Hancock** – Yes

**Newman** – Yes

**Gooding** – Yes

**Badra** – Yes

**VanLeeuwen** – Yes

**DeZwaan** – Yes

Motion passes. The Amendments will now go the Township Board for approval.

**VanLeeuwen** will give it to **Clerk Yonkers** and check on the 30 day requirement.

- b. Biofuels – The State has passed legislation that will need to be incorporated in the Township Ordinances in the future. The information is available on the web. There was some discussion about details of the legislation. It was decided that this will need to be put on the Agenda at a future date.

Dwelling regulations – regulations are applicable to Single Family dwellings. The concerns seem to be with the “continuous foundation” issue. **Smalley** explained the differences in the old and new ordinance and the builders' concerns. **DeZwaan** stated that she recalls this was discussed in the past because of double wide trailers. If this is not what the Planning Commission wants in the new ordinance then it will need to be addressed. A Public Hearing would be needed for an Amendment and it would need to be published in a Public Notice.

**Smalley** stated that there are permits being issued and asked for advice. **VanLeeuwen** felt it should be changed back to the old wording. **Badra** felt what is in the Michigan Construction Code is what we should go with. **DeZwaan** stated that at the original discussion the concern was that the dwelling be permanently attached to the land to be taxed. It was decided to look at this more closely and deal with it at a future date. Consensus was that we should go with the old ordinance wording.

## **IX. Administrative Updates**

- A. Township Board-**Gooding** -The Township Board met on October 11<sup>th</sup>. Discussion centered around dangerous building, drainage concerns on the lake shore and a new well that has been put in at the Township Hall.
- B. Zoning Board of Appeals – **Newman** stated that there was a request for an addition to a non-conforming building on 118<sup>th</sup> Avenue. The request was by **George Klein** and was approved.
- C. Zoning Administrator – **Smalley** stated that it has been busy with permits being issued. Her only concern was with the “continuous foundation” issue. She also stated that she had received Ciesla's quarterly report, but not Hudson Farms.

## **X. Future Meetings Dates**

November Meeting will be Tuesday, November 22<sup>nd</sup> at 7:00PM at the Ganges Township Hall. If there is no business the meeting could be canceled. **VanLeeuwen** will let the members know. Recording Secretary **VanDenBrink** will not be available for a November 22<sup>nd</sup> meeting.

## **XI. General Public Comment**

None.

## **XII. Adjournment**

Motion was made by **Newman** and supported by **VanLeeuwen** to adjourn. Motion carries unanimously. Adjourned at 7:55PM.

**Respectfully Submitted,**

**Diana VanDenBrink**

**Ganges Township Recording Secretary**