

**Ganges Township planning Commission  
Special Meeting Minutes FINAL for August 8<sup>th</sup>, 2007  
Ganges Township Hall  
119<sup>th</sup> Avenue and 64<sup>th</sup> Street  
Fennville, MI, Allegan County**

Chairman **Gooding** called the meeting to order at 7:00 PM

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

II. **General Public Comment**

None

- III. **Approval of Agenda** Motion to approve the agenda as submitted by **Howard**, and supported by **Looman**. Motion approved.

IV. **Business Session**

**A. Ordinance Implementation Strategy**

The PC discussed the strategy they would use to get through the Ordinance, working primarily on the PUD ordinance, and review of the Mobile Homes, Site Condos, and Campgrounds. Currently under the heading of PUD's there are 18 line items (A – R) currently adjudicated under PUD's. Greg **Milliken** from **McKenna & Associates** has submitted suggestions on finalizing the language for the PUD Ordinance, as well as language used by the state in regulating some of the line items determining the permitted uses for each item. The PC will break into sub-committees to work on Mobile Homes, Condominiums, and any other items that may be included in the three main categories.

**Howard** summarized the discussion by recommending that the PC complete the agenda items as listed on the August 8<sup>th</sup> agenda, i.e. the PUD Amendment, Mobile Home Parks and Site Condominiums ordinances. Determine which of the 18 line items should be part of the new PUD ordinance, form a sub-committed to compile a bid package to be sent out to **McKenna** and 2 other planners, and form a sub-committee to begin work on the Commercial Zoning.

**Howard** will chair the committee to compile the information for the bid package with **DeZwaan & Gooding**.

**Birkes** will chair the committee to work on the Commercial Classifications C1, C2, etc. with **Soltysiak & Looman**.

**B. PUD Amendment Work Session**

Working with document from **McKenna** Associates dated July 27<sup>th</sup>, 2007 'Draft PUD Ordinance – July 27<sup>th</sup>, 2007

**Gooding** suggested that on page 7A-6 item E. **Mixed Use PUD (MPUD)** 1.a. Commercial Uses: currently suggests a maximum of 5000 square feet of gross floor area, consensus was agreed by the board ~~board~~ *Commission* to change it to read **8000 square feet**.

**Reimink** expressed concern for the matrix on page 7A – 4 showing that for a MPUD has a minimum PUD size of 30 acres.

**DeZwaan** referenced Section 7A.18.C.(4). Approvals will include should read ***Approvals may include***.

Section 7A.09 Changes to Approved PUD item C: Minor changes to a Final PUD Plan may be approved by the Zoning Administrator, without review by the Planning Commission, subject to the following limitations ***and provisions of this ordinance:***

**Birkes** referenced Section 7A.07 Standards for PUD Approval should read ***An approval, approval with conditions or denial of a Preliminary PUD Plan or Final PUD plan will be determined by the Planning Commission based on compliance with the following standards.***

**Gooding** referenced Section 7A.04 Development Standards item B. Dimensional Standards. Number 2. The required setbacks along Lake Michigan, Hutchins Lake, M89 and Blue Star Highway will not be reduced. ***The PC wouldn't have the flexibility to allow this. That does not mean that the developer wouldn't be able to ask for a variance from the ZBA.***

**Gooding** also enquired about Section 7A.04 Development Standards item H, where it reads, "Where the parking lot is visible from residential units or open space, it will be screened with a landscape buffer consisting of evergreen trees, minimum 6' tall and spaced no more than fifteen (15) feet on center. Change to read, ***"Minimum of 2 staggered rows no more than 15' centers"***.

**DeZwaan** referenced page 21, 7A.06 PUD Application, Review and Approval Procedures 7A.06.C.Final PUD Application h.4 A copy of the approved Preliminary PUD site plan signed by the applicant and Planning Commission Chairperson Township Supervisor or designee. Change to read ***"A copy of the approved Preliminary PUD site plan signed by the applicant"***.

### **C. Review of Mobile Home, Site Condominium, etc. Ordinances**

**Soltysiak** suggested that the PC use the model ordinance that **Milliken** had forwarded. It is the Manufactured Housing Community Model Ordinance that is approved by the Department of Labor and Economic Growth. **Birkes** noted that the current ordinance goes into great detail regarding Manufactured Homes, suggesting that a board ~~board~~ *Commission* member review both documents to assure nothing that was felt to be pertinent in creating the Manufactured Housing Ordinance in the first place be inadvertently left out.

**Howard** and **Reimink** will review the Manufactured Housing of the ~~of the~~ ordinance. **Birkes** and **DeZwaan** will review the Site Condominium portion of the ordinance.

Committees that have been formed include:

- Letter to Greg with changes made to the PUD ordinance in tonight's meeting - **Soltysiak**
- Bid Package – **Howard** will chair, with **Gooding** and **DeZwaan**
- Commercial Classification – **Birkes** will chair, with **Looman** and **Soltysiak**
- Mobile Home/Manufactured Housing Ordinance review – **Howard** will chair with **Reimink**
- Site Condominium Ordinance review – **Birkes** will chair with **DeZwaan**

### **V. Other Business That May Come Before the Commission**

**Looman** brought to the Board's ~~Board's~~ *Commissions* attention that as a Board we sometimes impose restrictions for applicants. The ZA has sent out letters making applicants aware of zoning violations, specifically regarding permanent barriers, however we don't currently have a standard for a "permanent barrier" which would allow the ZA something to reference in these situations in the future. The consensus of the PC Board ~~Board~~ is that they will work with the ZA in establishing a standard requirement and definition for a "permanent barrier".

### **VI. Future Meeting Dates**

The next regularly scheduled PC meeting is Tuesday, August 28<sup>th</sup>, 2007 at 7:00pm.

Due to availability of Commissioners and the Recording Secretary, the September Special Meeting will be on Thursday, August 30<sup>th</sup>.

### **VII. General Public Comment**

None.

### **VIII. Adjournment**

Motion by **Looman** and supported by **Howard** to adjourn this meeting at 9:25 pm. Motion carries.

**Respectfully submitted,**  
**Ronda J. Hall**  
**Ganges Township Recording Secretary**