

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for “March 25” January 28, 2014
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 7:00PM.

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

II. Additions to the agenda and adoption

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

III. General Public Comment

Mari Reijmerink of 1776 68th Street, **Kismet Bakery**, wanted to clarify that in the January minutes the DEQ did not use the term “pilot” program in reference to her business. This was a term used by a consultant.

IV. Correspondence and upcoming meetings/seminars

DeZwaan mentioned that a correspondence from Apple Blossom was received rescinding their application that was to be considered last month. Also received were several correspondences supporting Kismet Bakery from: **Donna Hippensteel, Julie Flynn, Cynthia Henley, Sharon Dee, Marilyn Fox, Robert Kasten, Juliet Michele, Donna Allgaier-Lamberti, Stephen Merritt, and Paul Brayman.**

V. Public Hearing - None

VI. Approval of January 28, 2014 minutes - Motion by **DeZwaan** to approve the January 28, 2014 Regular Meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business

a. **Kismet Bakery**

Information that was requested from **Kismet Bakery** at the January meeting was received. **Smalley** also stated that she had talked with **Kevin** from MDARD concerning the licensing of **Kismet**, and that he sent what this licensing entailed. **Badra** also stated that he had talked with this gentleman as well. The information that **Smalley** received clears up what is allowed under **Kismet's** license.

b. **Finalize issues for the April 22nd Public Hearing**

Information on suggested Ordinance Corrections were reviewed. Several are typos that needed to be corrected to make areas of the Ordinances consistent. Some of the corrections included: Page 2-11 add Farm markets must be located on property where zoning allows for agriculture and its related activities.
Page 3-7 Add E. Must be located on property where zoning allows for agriculture and its related activities, take out permanent, eliminate B and change C to read 6 sq feet.
Remove Mixed Use from all areas.

It was the consensus of the Planning Commission members to go with all the other changes that were listed on information that had been sent to them before the meeting.

A few other changes suggested during the meeting included :

Page 5-2 on the chart concerning wireless communication antennas when attached to a lawful existing tower needs to be changed to Permitted.

Page 6-2 Farm markets needs to be changed to SLU in chart.

Page 8-3 Bed and Breakfast is SLU

Page 12-1 item 6 “of 80 feet or less in height” **change of to or.**

Smalley had some items that she had questions about but these were resolved during the discussion. She also informed the Commission that the GAAMPS are being updated again. She will keep the Commission informed. There was also some discussion on Section 3.03 concerning residential and commercial together on the same parcel. The discussion centered on the Main building or Principal Use issue. It was felt that the residence could be an accessory use.

Cottage Industry- Our SLU for cottage industries is in conflict with the State of Michigan's Cottage Food Law, PA 113 of 2010. It was decided to eliminate items a,b,e and f. Subsection needs to have “unless approved by the Planning commission” removed. Also eliminate item 9.

Large Animals – The members went over a definition for large animals as: A large domestic animal means those species of animals normally and historically used for food, fiber and service to humans including but not limited to: Equine(horses, asses, jacks, jennies, hinnies, mules, donkeys, burrows, ponies), Cattle(all bovine and bovine like animals including ox, cow, buffalo), Goats, sheep, swine. New World camelids(llamas, alpacas, vicunas, guanacos), Ratites(ostrich, emu, rhea) and Cervid(deer, reindeer, moose, elk). Large domestic animals do not include dogs and cats. It also does not include companion animals used by individuals with qualifying disabilities as defined in section 504 of the Federal Rehabilitation Act of 1973 and the Federal Fair Housing Amendments Act of 1988.

Hancock had done some further investigating with another Veterinary business and still had some question on the definition. After further discussion a vote was taken to add the stated definition to the Ordinance which resulted in a 4 yes vote and 1 no vote.

The Table of Uses chart at the back of the Ordinance book needs to be eliminated.

ReZoning- All of the Old platted Crawford and Old Landmark in Glenn needs to be zoned residential. There have been several requests for variances in this area. This would help the ZBA with this issue.

VIII. New Business

- a. Discuss Winery/Hard Cider within the Commercial District

After discussion, it was decided that a change allowing wineries/hard cider businesses in the Commercial District as SLU should be made. **Badra** will meet with **Clerk Yonkers** to go over the suggested changes that need to be addressed at the Public Hearing, so that this information can be posted as needed.

IX. Administrative Updates

- a. Township Board-**Gooding** stated that the Township Board met on March 11. They discussed the 2014 road projects- graveling, which there is no cost set as of yet, and dust control which will be done in two coats with the price being the same as 2013. They also discussed resurfacing 68th Street between 114th Ave and the Township line, and 120th between Blue Star and 66th Street. The April meeting has been moved to the 15th.
- b. Zoning Board of Appeals – **Newman** stated there had been no meeting.
- c. Zoning Administrator – **Smalley** handed out the **Ciesla** mining report, received paperwork from the **Munsons** regarding grazing rights. A copy of **Munson's** information was sent to

Supervisor Hebert.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, April 22, 2014, which will include a Public Hearing and possibly a Site Plan Review, and Tuesday, May 27th, 2014.

XI. General Public Comment

Eric Pennebaker, 1776 68th Street, he felt that signs 2'x3' are pretty small for a business considering the speed of traffic, he also asked where a listing of the proposed updates to the Ordinances that will be available. **DeZwaan** stated that the Township Clerk will have them available and that information will be posted in the Allegan County News. He also was concerned that the Cottage Industry and Cottage Food Laws were still being confused. Eliminating sales at these sites will make it difficult for these businesses. **DeZwaan** tried to explain this protects the residential areas. **Gooding** read from the State Law regarding the limits in gross income from these businesses. **Mari Reijmerink** stated that this could make it difficult for a business to grow.

Julie Cowie, 876-1/2 Blue Star, Casco Township – She has been part of the Lakeshore Harvest group, and has produced jams and jellies herself. She wanted to encourage the Commission to make a community where small business can make it, maybe changing a category for Cottage Industry to make it less confusing. People making or fabricating in a garage need to be able to transition to being able to sell/grow. **Smalley** stated that once they become retail than the commercial building codes apply. **Mari Reijmerink** stated this is why it is important that they are able to use outbuildings.

Badra also wanted to clarify the comment made about the 2'x3' sign. This size is not for commercial signs, this size would apply to more “information” type signs.

DeZwaan stated with all the discussion that was given to the Cottage Industry and Cottage Food Law information can be requested from the Township Clerk hopefully clarifying the Commissions decisions. The Commission in it's decisions tried to accommodate these issues, but any bigger changes would involve redoing the Master Plan and Rezoning.

Another comment was made to consider the entrepreneur businesses and make it as friendly as possible for them to be allowed.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carried unanimously. Adjourned at 8:57PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary