

Ganges Township Planning Commission
Regular Monthly Meeting Minutes APPROVED for April 26, 2016
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: Chair: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Present

Vice-Chair: Roy **Newman**-Present Commissioner: Charlie **Hancock** –Absent

Board Trustee: Barry **Gooding**-Present

Zoning Administrator Tasha **Smalley** was also present.

II. Additions to the agenda and adoption

Motion was made by **Badra** to accept the agenda with additions to Old and New Business. Motion was seconded by **Newman**. Motion passed.

III. General Public Comment

Eric Pennebaker, 1776 68th Street – asked about the process for the proposed changes in the Zoning Ordinances and the Public Hearing. **DeZwaan** explained that the first step was the Planning Commission’s deliberations, then the Public Hearing and then those proposed changes would be forwarded, with the Planning Commission’s recommendation, to the Township Board for final approval. These proposed changes have been worked on for the past year with items coming from the public, the Township Attorney and decisions from the State of Michigan.

Eric Heavilin, 6054 124th Avenue – associated with Crane’s Orchard – expressed interest in the discussion that would be had about Wineries. He gave the PC members information that he had from **Oronoko Charter Township** and **Baroda Townships** concerning their Ordinances on Wineries. He stated that this information could be helpful in the decisions for any proposed changes in our Ordinance.

Brian Lesperance, 6130 122nd Avenue - offered his help in working on the changes in the Winery Ordinance. He stated that he would like to see these changes would help promote the operation of wineries in the township.

IV. Correspondence and upcoming meetings/seminars

DeZwaan said that she had a letter sent by **Michigan Township Services** to Valley Market, **Smalley’s** report on several items, **Badra’s** letter to **Dr. Bastow** and the 1st Quarter report from **Top Grade**.

V. Public Hearing –None

VI. Approval of March 22, 2016 minutes – Motion by **DeZwaan** to approve the March 22, 2016 regular meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business-Zoning Ordinance updates

Wineries – Discussion about the amount of 10 acres required for a winery, also discussed was items concerning meaderies. Motion was made by **DeZwaan** and seconded by **Badra** to present this information at the Public Hearing in May. Motion passed.

Breweries – Information was presented of proposed changes. It was decided to add #12. Breweries will be located in the Commercial/Industrial zone. There was discussion about hours. **Badra** stated the hours of operation presented, which were 7:00AM and 9:00PM for breweries and microbrewies, and 11:30AM to 11:00PM for brewpubs. Motion to present proposed changes at Public Hearing by **DeZwaan** and seconded by **Badra**. Motion passed.

Distilleries – **Ganges Township** is a dry township, and would fall under the **Liquor Control Commission**.

Signs – Information of proposed changes was presented. Some of these changes came for information that the **PC** had been waiting for from the ~~State of Michigan Planning/Zoning Commission~~ MSU LAND POLICY INSTITUTE and the

Township Attorney. Motion to present changes as presented at the Public Hearing by **Badra** and seconded by **Gooding**. Motion passed.

GAAMPS – Section 3.31 Farm Market A. remove the word “yearly”. Changes to GAAMPS occur yearly, but if that does not occur, it would be better not to have that word. Motion to present changes as presented at the Public Hearing by **Badra**, seconded by **Newman**. Motion passed.

Guest Cottages – Add – Guest cottage is a detached accessory building “or portion of accessory building” compliant with Section 3.08... At the end of the second sentence add: “and shall not have a kitchen sink.” Delete – “or 30% of the gross floor area of the main building whichever is less. Change certify to “verify” in the next sentence. Add – Parking spaces for all family and guest provided on the premise. At no time will PARALLEL parking be permitted along or adjacent to the road.

Motion to present changes as presented at the Public Hearing by **DeZwaan**, seconded by **Newman**. Motion passed.

Lot Coverage- to clarify. Our Township Ordinance is consistent with other Townships. It was felt that no change needs to be made.

Non-Conformity issue – after some discussion it was decided to ask **Township Supervisor Hebert** to get an opinion on a proposed change from the **Township Attorney**. We will need to have this opinion before the May Public Hearing.

Fence – **Smalley** presented a question about the fence diagram/information on page 3-6. A change suggested will delete “In front of front building” to “Required front set back” and delete ~~form~~ FROM language “and may not exceed four (4) feet in height.” Motion to present changes as presented at the Public Hearing by **DeZwaan**, seconded by **Badra**. Motion passed.

ZBA – Page 16-4 – eliminate #2 and 1c. Motion to present changes as presented at the Public Hearing by **Newman**, seconded by **Gooding**. Motion passed.

DeZwaan stated changes to punctuation, charts, lettering or page numbers will be taken into consideration. The information of proposed changes will be available on line before the Public Hearing. After the Public Hearing any proposed changes will be forwarded to the Township Board for final approval.

VIII. New Business

Annual Budget – **DeZwaan** presented information about the **2016-2017** budget request that will be presented to the **Township Board** on May 2, 2017. It was agreed that it will be presented with the only increase being in the Printing & Publishing line from \$1,100 to \$2,500.

IX. Administrative Updates

a. **Township Board-Gooding** stated that the Township Board met on April 12, 2016 discussing violation on 114th Ave. with **Dr. Bastow’s** office, the Hutchins Lake boating hours which will not change, the millage ballot language, which is a renewal not an increase, and the graveling, dusting and mowing schedule for this summer. There was discussion about widening Lakeshore Drive from M-89 to Pier Cove which had been requested by the Lakeshore Association. **Mr. Jim Birkes** stated that there were no final plans that he was aware of concerning this matter. He stated there had been discussion but was not aware of any decisions. **Gooding** stated that it had not been presented that way at the Board Meeting. This will be looked at.

b. **Zoning Board of Appeals-Newman** stated that there had been a meeting on April 18, 2016 for a 30x40’ barn at 6787 116th Avenue. This request was denied. The Zoning Board felt there was adequate room to build without the variance.

c. **Zoning Administrator** – **Smalley** reported on several items that she had been asked to look into:

1. **Valley Market**-U-Hauls have been moved.
2. **To Do LLC**- 6802 124th Avenue, Landscaping business, a letter was sent on March 16th to revise site plan for a new driveway. On March 29th Tom Harrington called and stated they will stop using the driveway and revert the area back to grass. Follow up letter will be sent.
3. **KLC Transport** – 6464 124th Ave, mini-storage. A letter was sent on March 17 stating the site plan review requirements from 2002 have not been completed: a fence and gate. They were given 45 days to comply. No response as of this date.
4. **120th/68th Street**, blight complaint. A letter was sent by the code enforcement officer on March 28, 2016. They have 15 days to comply. Code enforcement officer will follow up on this.
5. Received a plan back from **Top Grade (Ciesla)** and quarterly report.

6. **Dr. Bastow**, 6990 124th Avenue – to date the Building Permit has not been issued. There have been several conversations with **Dr. Bastow** and he states that he is having issues with the architect. We have heard that he has a new architect. On April 14th, 2016 the **Township Attorney** sent him a letter to comply by April 25th, 2016. If not in compliance the Township will take further legal action. **Smalley** updated this stating that she had heard from the new architect and should have the plans by the 27th, otherwise a non-compliance ticket will be written. **Gooding** stated that he had been told that the First Responders/ambulance had been called to **Dr. Bastow's** office and a patient was transported to the hospital. **Dr. Bastow** continues to see patients at this site.

7. April 12th, 2016 **Smalley** stated that she sent advisory notices to three property owners on Evergreen for summer RV use: 7107 Silver, 1466 Lakeshore and 1463 Lakeshore.

8. March 30th, 2016 **Smalley** sent Site Plan Review information to Ganges Junction at 2181 68th St. There is a new owner of the building and she is being pro-active, assuming that new tenants will be moving in at some point.

9. April 19th, 2016 **Smalley** sent Site Plan Review information to the old Glenn post office, the new owner wants to use for an antique store. This would be a change of use and there is no place for a bathroom.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, May 24th, 2016 and June 28th, 2016. A Public Hearing will be held on the Zoning Ordinance proposed changes at the May meeting.

XI. General Public Comment

Jim Birkes – commented on the non-conforming uses – time limit in and of itself cannot be used, there are other issues that need to be used also. He felt that the 1 year time as indicated in the ordinance was good to use as some timeline limit.

Eric Pennebaker-1776 68th Street, commented on the wineries being in the commercial zone and having a requirement of 10 acres. He understands maintaining the agricultural character, but there needs to be balance. A SLU came about for this because of Tiered Zoning.

Eric Heavilin – 6054 124th Avenue – the Township's structure allows for giant wineries to come in, but limits small business. We should want to promote green, small businesses. DeZwaan stated that we do want to promote small business, but it all depends on location.

Scott Bale-6041 Cedar St. – felt the solution would be to remove the requirement to grow the fruit on their own property. It was stated by Smalley that a building without the agriculture would just be a commercial use and would not be permitted in the Res/Ag zone. DeZwaan stated the tiered zoning creates conflict.

Bob DeZwaan – 2259 68th Street – asked for clarification on the Guest Cottage square footage. 600 square feet ~~will remain in the ordinance~~ IS PROPOSED.

XII. Adjournment

Motion was made by **Newman** and supported by **Badra** to adjourn. Motion carried unanimously. Adjourned at 9:15PM.

Respectfully Submitted

Diana VanDenBrink

Ganges Township Recording Secretary