

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for October 28, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

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

Also present were Zoning Administrator Tasha **Smalley** and Brenda **Moore** from LSL Planning, Inc.

Gooding opened with welcoming new recording secretary Diana **VanDenBrink** and expressing best wishes for Zoning Proposal is a rough draft and still being worked on.

II. General Public Comment

Don **Karaus Jr.** (2025 Brookhill Drive) voiced concerns in changes to lot size in the draft Zoning Ordinance (ZO), also concerns about water and sewer along the lakeshore.

III. Correspondence

Letter from Jim **Birkes** to the Ganges Township Board summarizing the last meeting of the Planning Commission.

Letter from **County of Allegan Planning Commission** stating their meeting dates for the year 2009.

Pamphlet on a workshop with **Michigan Renewable Energy**. Closest workshops are December 9, 2008 in Benton Harbor, MI or December 10, 2008 in Grand Rapids, MI. Cost is \$55.00. Workshops are 6:00PM-9:30PM. Notify Cindy **Yonkers** if interested.

IV. Administrative Update

A. Township Board (TB) - Trustee Looman reported that name plates are now going to be used for meetings so that everyone will know the names of the Commission members.

B. ZBA - Commissioner Gooding (Nothing to report)

C. Zoning Administrator - Administrator **Smalley** handed out information for the public hearing set for next month concerning two rezoning requests.

V. Business Session

A. Approval of Minutes

9/18/08 - Motion by **Soltysiak** to approve the minutes from the September 18th, 2008 Special Meeting with corrections as noted. Seconded by **Looman**. Motion approved unanimously.

9/23/08 - Motion by **Howard** to approve the minutes from the September 23rd, 2008 Regular Meeting with corrections as noted. Seconded by **Reimink**. Motion approved unanimously.

B. Approval of Agenda

Motion by **Howard** to approve the agenda with the addition of Committee Reports being item #1, moving the Zoning Ordinance Update Project to #2. Seconded by **Looman**. Motion approved unanimously.

C. Old Business

1. Committee Reports

Soltysiak briefly went over the Analysis of Open Space (Cluster) Development worked on by herself and **Birkes**. The proposed ordinance and current ordinance seem to be very similar and they have listed items for discussion and Recommendations for amending the proposed ordinance on the information handed out in the packets.

Gooding gave the Fence and Sign Committee report which he and **DeZwaan** worked on. Recommendations for changes concerning wire fences (Article 3 page 3-6) were listed. Also Recommendations for (Article 2 page 2-29) concerning signs.

2. Zoning Ordinance Update Project

Brenda **Moore** started by explaining what she does as a Planner, working with the township, her job being giving the township something to “think about” with her proposal.

Review of Article 4, Districts:

Gooding questioned the District name changes.

Jim **Keag** questioned the Business/Commercial designation. Further public questions will be addressed at the end of the Update report. **Reimink** brought up golf courses, not listed in Agriculture district. It is listed in Rural/Residential. This question will be revisited. Residential lot changes- Brenda Moore will get language for setback flexibility.

Article 7, Manufactured Home District

If this is not addressed by township it will be by the State.

Article 8 Local Business District

Business District- **Smalley** questioned 80’ setback on 1 acre lot- Brenda will look at again. Also “sign permit” should read “Zoning permit”.

Article 9 Floodplain Overlay

Basic language is from the State. There was discussion about what this will do to individual owner’s insurance costs. FEMA map has not been received yet.

Article 10, PUD

Areas in report not underlined added. Consolidated some language.

Reimink suggested that it be opened to public questions at this point.

Dexter **Gauntlet** asked about the timing for in completing this project. Brenda Moore answered that it usually takes a year to 18 months to complete. The Commission is now in the Second Draft stage, then public hearings.

Then the Planning Commission will make their recommendation to the Township Board, and finally the Township Board will need to approve.

Kathleen **Schwegl** asked if rezoning property would decrease the value of that property. Brenda **Moore** Indicated that generally a well planned area could make it more desirable.

Don **Karaus** had a question on pg. 5.3 concerning height which **Moore** said was allowances for things like silos. **Karaus** also had concerns about lot sizes along the Lakeshore, some being quite large farms and others being very small parcels, maybe a sliding scale would be appropriate. **Moore** suggested looking at maybe PUD's in that area. Also questioned about the Flood Plain.

Carmen **Behn** asked about possible Tiered Zoning along the Blue Star corridor and asked what was typical amount of Commercial for an township like ours. **Moore** said that the Tiered Zoning could create a problem with equal protection along that area and typically a township our size would have three to five acres total of Commercial property.

Dawn **Soltysiak** asked if there was more time that could be used with **Moore** to go over a map of the township and how areas are zoned. **Moore** indicated that she is obligated to one more meeting under the current contract and any further work would need to be at an hourly rate. She made suggestions as to how to proceed and then if needed she would be willing to work with the Commission if need be.

Jim **Keag** voiced concerns with the Commercial areas and the Commercial/Business designation. If designated Commercial leave it alone until there is a request for rezoning, and making the definitions more clear.

Don **Karaus** asked about current uses along Blue Star, **Moore** stated a possibility of different levels of Commercial designations.

Gooding questioned the Residential/Ag areas and strictly Agriculture areas. Also problems with the Flood Plain and how that will affect insurance for those areas.

Judy **Sisson** wanted clarification about how some Commercial areas sounded like Industrial, and if we weren't getting into "spot zoning". **Moore** answered that it is not suggested to do individual areas but to do larger areas (half mile stretches) that are currently not being used Commercial.

D. New Business

Looman handed out pictures of a deck that could be in violation. Currently it is setting over water along Hutchins Lake, which needs a 40 foot setback, and now has a railing that would be higher than the 30" allowable height. **Howard** said this would be an enforcement issue and **Smalley** would need to look into.

VI. Future Meeting Dates

The next Special Meeting slated for Thursday, October 30th will be canceled.

The next Special Meeting will be held on Thursday, November 13th at 7:00PM at the Ganges Township Hall.

The next Regular Meeting will be held on Tuesday, November 25th at 7:00PM at the Ganges Township Hall.

VII. General Public Comment

Jim **Keag** suggested sending letters to any Commercial property owners to come to the meetings.

Don **Karaus** said he has a Tax Classification Map if needed.

VIII. Adjournment

Motion by **Looman** to adjourn this regularly scheduled PC meeting. Seconded by **Reimink**. Motion approved.

Respectfully submitted,
Diana VanDenBrink
Ganges Township Recording Secretary