

Ganges Township Planning Commission
Regular Monthly Meeting Minutes-DRAFT for July 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** –Present

Board Trustee: Barry **Gooding**-Present

Zoning Administrator Tasha **Smalley** was absent.

II. Additions to the agenda and adoption

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

III. General Public Comment-None

IV. Correspondence and upcoming meetings/seminars

DeZwaan had copies of the second quarter report from **TopGrade**, an E-mail from the **Township Attorney**, and a Memo from **Smalley**.

V. Public Hearing – None

VI. Approval of June 28, 2016 minutes – Motion by **Newman** to approve the June 28, 2016 regular meeting minutes with corrections. **Hancock** seconded the motion. Motion passed with **Badra** abstaining.

VII. Old Business-Deliberation continued on adjourned Special Land Use for Virtue Farm LLC

Discussion of the SLU for **Virtue Farm LLC** was continued from last month's meeting. **Badra** asked about the tasting room. There will be one and it will be moved eventually to one of the new buildings, but Building 6 & 7 are to be done in the future. They are only showed at this point to show intent. **Gooding** asked about the free range chickens. They will roam, but generally will be in a fenced in area and coop. **Gooding** was concerned about diseases carried by the chickens. They will be far enough away from the production and tasting rooms. **Hancock** had several questions about the service drives, access to the transformer area, and the electricity service. Some of this is in the future plans. **Hancock** also asked about the farm market-these will be booths in the lawn between Houses 1 and 2. **Hancock** asked about the parking lot near the apple orchard. The intent will be that lighting for this area will be attached to the building. Emergency access will be left of buildings 1,2 and 3 and is shown on Drawing S-2. The amphitheater should not need lighting since activities would be done by 9:00PM in the summer. **DeZwaan** stated that the amphitheater and the path leading to it will need to be ADA compliant. **DeZwaan** had questions about the Soil erosion/and sediment control permit, which was obtained and will need to be obtained when building 3 is built. The water treatment tanks were questioned and also if there was if the lime available on site to neutralize any overflow would provide enough control-. The overflow area will need to be able to handle any problems and have alarms. The tanks will be pumped out as needed and taken off-site for neutralization. The concrete pad by house 3 is an old pad being redone. The narrative needs to say that all events will be catered in. **Badra** stated that **Virtue Farms** will need to follow any GAAMPS requirements for manure and care of animals and will need to be managed more strictly because of the public presence. **Hancock** asked about the caves regarding the access to them. It was stated that the walking path/road would be sufficient. **Hancock** also asked about the screening of the dumpsters. This will be done for both house 1 and 4. **Badra** asked about the time frame for Phase 2. **Virtue** representatives stated that Cider House 3 will probably be in 2017 and house 4 even further in the future. One suggestion was that whenever any permits are obtained that copies be sent to

Michigan Township Services within 15 days. **Badra** asked about what address should be used for any correspondence. Any correspondence will be sent to the Chicago Corporate office.

The 37 questions for a Site Plan Review were read and all applicable information has been provided or will be provided when applicable

Articles 12 and 14.03 requirements have been met. After further discussion about conditions the following motion was made by **DeZwaan** and supported by **Badra** as follows: The motion was made to approve the Special Land Use application from **Virtue Holdings LLC** as it complies with Article 12, Section 12.03 and Article 14, Section 14.03 of the zoning ordinance with the following conditions:

1. All ~~catered~~ food events must **be catered and must** obtain temporary food license from the State of Michigan. No food-preparation ~~truck~~ or commercial kitchen ~~will be~~ **are** allowed.
2. A copy of all permits obtained from the Allegan County Health Department, Allegan County Road Commission, MDARD, Township board, buildings or other structures, SESC, ADA and other regulatory agency shall be provided to MTS within 15 days **of issuance**.
3. The above ground water treatment tanks must include an overflow containment/retention basin.
4. All Chemicals used on site must be stored and secured in the existing building, future buildings or shed. This would include chemicals used for dishwashing, general cleaning in the facilities, oxidizer boxes and organic compounds. Any area using chemicals must display the required MSDS information.(material safety data sheets).
5. Cheese caves are cold storage areas only and must comply with MDARD. No cheese shall be produced on site.
6. ~~The tasting room and ancillary sales area in the cider house #1 must be transferred to cider house #3 when completed and when cider house #4 is completed the tasting room and ancillary sales area from cider house #3 must be transferred. Tasting room and ancillary sales area not to exceed 5,000 square feet.~~
6. A dumpster shall be brought in and must be hauled off site whenever the ~~pumice~~ **pomace** cannot be given and/or sold to local farmers.
- 7.. The farm market structure shall be movable.
8. **The facility must comply with the** Generally Accepted Agricultural and Management Practices for farm markets, manure management and utilization, care of farm animals, site selection and odor control for new and expanding livestock facilities and pesticide utilization and pest control.

A roll call vote was asked for: **Gooding** – yes, **Newman** – yes, **Hancock** – yes, **Badra** – yes and **DeZwaan** – yes. Motion was approved. **Virtue Farm** will need to supply two maps with the architect's seal to be signed by the **PC** members and the approved site plan must be recorded with Allegan County Register of Deeds office within 90 days. **Badra** will send a letter stating approval with conditions to the corporate office in Chicago.

VIII. New Business- None

IX. Administrative Updates

a. **Township Board-Gooding** stated that the **Township Board** met on July 12, 2016. They discussed the issue with **Dr. Bastow's** office and his operation of his business even with the cease and desist order. This is an enforcement issue now. The Board also discussed the **Banaszak** property cleanup, which still has not been taken care of as of today's date. Deadline had been July 9, 2016.

The surface of 122nd Avenue will be redone at no cost to the Township or Road Commission. **Gooding** stated that the **Township Attorney's** opinion was to take out the "or use" in the ordinance concerning setbacks. The **Board** has not put this in writing. They will need to give direction as to their recommendations.

b. **Zoning Board of Appeals-Newman** stated that there had not been any meetings to report.

c. **Zoning Administrator – Smalley** had sent information to **DeZwaan** for her report:

2141 66th Street-There was contact with the owner **Mr. Moeller ToDo, LLC 6464 124th Ave.** **Mr. Craycroft** stated that there had been a fence on the property as required around the storage units, but it had been damaged during snow removal. They were told it needs to be replaced. The drive-way issue at 6802 124th Avenue, **Kramer Landscaping, ToDo, LLC** has been resolved. She also had stated in her memo that another Public Hearing would be needed at the August meeting, but did now give any information at this time.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, August 23, 2016 and September 27, 2016

XI. General Public Comment

Eric Pennebaker-1776 68th Street, stated that he knew that FennValley had held special events and wondered if looking at how that was handled would be helpful with the Virtue Farm LLC issues.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carried unanimously. Adjourned at 8:15PM.

Respectfully Submitted

Diana VanDenBrink

Ganges Township Recording Secretary

Corrections by Phillip Badra

Ganges Township Planning Commission Secretary