

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes FINAL for April 28, 2009**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

Chair **Howard** called the meeting to order at 7:00PM.

Roll Call: Chair: Sally **Howard** – Present                      Vice-Chair: Dawn **Soltysiak** – Absent  
Secretary: Jackie **DeZwaan** – Present                      Commissioner: Jim **Birkes** – Present  
Commissioner: Barry **Gooding** – Present                      Commissioner: Ed **Reimink** – Present  
Board Trustee: Terry **Looman** – Present  
Zoning Administrator Tasha **Smalley** was also present.

**II. William Hinz, Allegan County Health Dept. to discuss the Health Dept's Role**

Mr. Hinz talked about the Health Departments role with the Township Boards. Townships need to look at their land use maps and make sure that the zoning for areas is what is wanted. There are state criteria/standards for commercial and industrial areas. He talked about “community systems” for sewer, sited a couple of businesses in this area that had problems with permits until suitable areas were found on those properties for proper drainage fields. Planned unit developments were mentioned and problems if lines are moved in the planning, these would have to go back for approval to the Zoning Board. He also talked about the Moratorium on well drilling along the lake shore area, where a permit could be issued if uncontaminated water was found, if not the well would have to be plugged.

It was then opened up to the public for questions.

**Dick Hutchins** 6326 118<sup>th</sup>, had question on the Blue Star corridor and the Commercial zoning along it. The soil is heavy there, probably would not support Commercial in some areas unless go beyond the 500' depth and find sandy soil there.

**Jan Schroeder**, 6944 Lakeshore Dr. -asked about the Shell station and its responsibility for the contamination plume. Mr. Hinz mentioned that the Quality of Life Bond monies is running out to clean up those areas.

**Andy Murch**, 2384 Lakeshore Dr., there seems to be confusion as to who is responsible, the Township Board or the Health Department. Also who is responsible for potential future use, if usage were to increase.

There was further discussion of the Remediation Act, the DEQ monitoring wells that use more than 70 gal/minute, how those wells may impact wetlands, streams, and the Moratorium on well drilling in the lake shore area. **Reimink** asked about the proper procedure for a PUD, what needed to be done, and if 1-1.5 acres was enough for a commercial use. Mr. **Hinz** said if the requirements for the permit were met it would be.

**Roy Newman**, 6621 121<sup>st</sup>, talked about the Baker property, where the state drilled the replacement well, which Mr. Hinz said was due to the high level of contamination that was present.

**Steve Behn**, 2276 68<sup>th</sup> – asked who is responsible if low area was to be filled in-Mr. **Hinz** said DEQ is responsible.

At the close several voiced that this was a very informative talk and thanked Mr. **Hinz** for coming.

### III. General Public Comment

**Andy Murch**, 384 Lakeshore, requested the Planning Commission define responsibility of granting permits and getting the County Health Department involved in the process. **Smalley** stated that the Health Department approval is needed before a building permit is issued, so they are already involved in the process.

**Bob DeZwaan**, 2259 68<sup>th</sup> -suggested adopting the Health Department's standard according to their wording for these approvals.

Public Comment was closed.

### IV. Correspondence

**Jan Schroeder**, 6944 Lakeshore Ct. - packet regarding contamination **Birdseye Food (Added)**

**Don Karas**, 2025 Brookhill Dr. - letter concerning check list.

**Black's** letter of Approval of Rezoning Request.

**Harrington's** letters of postponement and the denial of Rezoning Request.

**I2k** letters sent.

**DeZwaan** sent out Planning Commission **Township (Added)** Notices

### V. Administrative Updates

A. Township Board: **Looman**-nothing to report.

B. Zoning Board of Appeals: **Gooding** reported that a request from **Peter VanHorn**, 1398 Katherine St., for 25' relief to build a garage was granted.

C. Zoning Administrator: Tasha **Smalley** -nothing to report.

**Birkes** mentioned that the Denial of the Moratorium from last months meeting needs to be sent to Allegan County then the Township Board. **DeZwaan** and **Yonkers** are currently working on this.

### VI. Business Session

A. Approval of prior minutes:

March 19, 2009- A motion was made by **DeZwaan** to approve the minutes of the March 19<sup>th</sup> Special Meeting with corrections. Seconded by **Looman**. Motion carries.

March 31, 2009 – A motion was made by **Birkes** to approve the minutes of the March 31<sup>st</sup> Regular Meeting with corrections. Seconded by **Gooding**. Motion carries.

April 10, 2009 – Corrected date – A motion was made by **Gooding** to approve the minutes of the April 10<sup>th</sup> Special Meeting with corrections. Seconded by **Looman**. Motion carries.

B. Approval of Agenda

Add item number C. By-Laws Discussion

Motion was made by **Birkes** to approve the April 28, 2009 Agenda with the addition of item number C. Seconded by **DeZwaan**. Motion carries unanimously.

C. By-Laws Discussion

**DeZwaan** asked for discussion on several sections of the By-Laws having to do with how meetings are currently conducted, that the recording secretary is the responsibility of the Township Board, notices that are done by the Township Clerk and postings that need to be done.

The order of the Agenda was discussed and it was agreed that Section F should be redone to reflect how the Agenda is currently being used. The By-Laws needed to be reviewed after the Planning Commission was created according to the Township Attorney.

Motion was made by **Gooding** and seconded by **Reimink** to approve the By-Laws with the changes made. Motion carries unanimously.

VII. **Zoning Ordinance Workshop**

Continued review of Draft Zoning Ordinance

**Howard** went over a Project Plan to get **Order** to completion of the ordinance reviews that need to be done, what is done and what still needed to be gone back to. Review items were distributed at the last Special Meeting. **Gooding** wanted to drop Article 9 concerning FEMA Overlay for the Black River watershed. After some discussion **Gooding** and **DeZwaan** agreed to get more information and give a report as to whether it is needed at the next meeting. **Howard** stressed that Articles need to be completed at the time of discussion to keep the process going forward.

Discussion continued with Article 3 General Provisions - **DeZwaan** voiced concern about keeping the water's edge open in areas where fences could be built up to 40 feet of the waters edge. Consensus was to leave wording as it is.

Clear vision at intersections: There was some discussion of Article 3.10A and 3.16 but these also were left as written.

Article 3.25 Private Roads- **Birkes** and **DeZwaan** gave a report with what needed to be reviewed and changes they suggested.

Article 3.21 Site Condos – **Smalley** stated that the Planning Act asks for this to be a stand alone ordinance. It may be necessary to contact the Township Attorney to see if this is necessary. **Howard** will contact the Township Supervisor to see if this is done when the Township Board reviews the Ordinance Draft. Item C.- need to add in last part of the sentence “in accordance with PUD review process of Article 10”.

General Provisions would be complete if information on Article 3.21 is approved by the Township Attorney.

Article 5: Ag Districts – **Howard** and **Looman** reported that the only apparent difference in the two agricultural districts was lot size, so they felt it should be reduced to just one. There is no Residential/Ag district as that has been changed to Rural Residential. Discussion included acreage, setbacks, width of the lot and the uses

permitted and those requiring Special Land Use, parking and signage requirements. Commercial kennels and wineries were added as Special Land Use. The Accessory area on the chart needs to be cleaned up as some of these have been taken care of in other areas of the Ordinances.

Article 6 Residential – **Howard** and **Looman** made their recommendations using the Table of uses on page 6-2, Maximum width to depth ration needs to be changed from 4:1 to 1:4. Sign requirements would be superceeded by the committee work done on that area, and parking would be left as is.

#### **VIII. New Business**

There was no new business.

#### **IX. Work Summary & Future Meeting Dates**

May Special Meeting will be Thursday, May 21<sup>st</sup> at 7:00PM at the Ganges Township Hall.

May Regular Meeting will be Tuesday, May 26<sup>th</sup> at 7:00PM at the Ganges Township Hall.

#### **X. General Public Comment**

**Andy Murch**, 2384 70<sup>th</sup> St. - Questioned the corrections done to the March 31<sup>st</sup> minutes concerning the wording of the second motion for postponement made on the **Harrington** rezoning request. The wording could change the content of the motion. **Howard** asked that the recording secretary listen to the tape of the March 31 meeting and report back, the approval of the minutes will stand for now and be revisited at the next regular meeting.

**Don Karaus**, 2025 Brookhill Dr. had a question on the Committee reports that he had received about signs and the language on the set back requirements, he had concerns on the distance, size and with the speed of traffic if they would be able to see the signs. He also voiced concerns about greenhouses along the lake shore and the zoning in those areas that could make the greenhouses non-conforming.

#### **XI. Adjournment**

Motion was made by **Looman** and supported by **Gooding** to adjourn. Motion carries unanimously. Adjourned at 10:08PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**