

**GANGES TOWNSHIP PLANNING COMMISSION**  
**Monthly Meeting Minutes FINAL for December 27, 2005**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

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

Roll Call: Chairman Ed **Reimink** – present  
Secretary Jim **Birkes** – absent  
Commissioner Ron **Bellenger** – present  
Commissioner Jackie **DeZwaan** – present  
Commissioner Dortha **Earl** – present  
Commissioner Barry **Gooding** – present  
Board Trustee Terry **Looman** – present

\***Earl** is acting as Secretary tonight in the absence of **Birkes**.

**PUBLIC HEARINGS**

**Metallurgical High Vacuum Corp. Expansion**

Geoff Humberstone, owner, explained that an office was to be added to the front of the building, to the east. There was no opposition or further comment from the public, and Chairman **Reimink** closed the public hearing at 7:02 PM.

**Anderson Schoolhouse Expansion**

Michael Collins, co-owner, explained that they planned to add a new entrance, 24x32 feet, functioning also as a showroom. Paul Shamblin, Zoning Administrator, added that he had to redraw the plot plan since it was incorrect when originally submitted. The design architect is presently out of town, but Shamblin will have him apply the architectural seal when he returns.

Patricia Mahoney, 6275 124<sup>th</sup> Ave., co-owner of the Cook and Gardener Bed and Breakfast, stated that she and her husband support business development and growth, but that it must exist in harmony with its neighbors and the environment, describing the B & B setting as quiet and pristine. She stated that the Anderson Schoolhouse has been a positive addition to the community, adding to the local “color,” but went on to list numerous concerns:

- The business is not handicap-accessible and it is difficult to maneuver inside the building.
- There is ever-increasing lighting on the property that illuminates the B & B's rooms inside at night.
- Schoolhouse customers have used the B & B's driveway, causing the B & B owners to relocate it.
- Signage and flags are excessive and of all types and sizes.
- Open signs are left up 24 hours, resulting in people stopping at the B & B to inquire about the Schoolhouse.
- A radio plays throughout the night at high volume.
- There is a question of whether or not there is adequate parking, with an incident having occurred in the past when customers parked on M-89, in front of the B & B, and on the B & B's lawn.
- There is expansive outdoor inventory, with concern that this may attract thieves and/or cause curb-browsing with the potential for accidents to occur.
- Per a newspaper article about the Schoolhouse, there will be a miniature golf course and an enlargement of the petting zoo, both of which are not on the site plan.

Michael Collins responded to the above concerns as follows:

- He agreed that the Schoolhouse is not handicap-accessible, but there are wide aisles and all areas inside are wheelchair-accessible, with the exception of one area, which is accommodated for. Also, the building can be accessed through the garage door if necessary.
- The two mercury vapor lights were acknowledged, as well as the year-round and seasonal Christmas lights.
- The radio on the front porch can be turned off.
- There is adequate parking, located in the back and east of the building, as well as out front, with signage. Collins stated they will watch for customers parking on M-89 and make signs to improve the situation.
- Improvements are continually being made to make the business look more like a professional antique shop, with a cleaner, more attractive appearance, including signage and removing items from the outside to indoors. Collins also tries to keep outdoor items back from the 44 foot right-of-way.
- There has always been a rustic miniature golf course, which is free to children, and a petting zoo since Collins and co-owner, Robert Lee, owned the business.

Collins expressed a willingness to cooperate with the B & B owners and make changes, requesting that his neighbors approach him or Lee with their concerns in the future.

In response to **Reimink's** question, Shamblin responded that the Anderson Schoolhouse was not required to be ADA-accessible (Americans with Disabilities Act), although it actually is. He further explained that the new addition will be ADA-accessible.

Patrick Mahoney, 6275 124<sup>th</sup> Ave., asked what kind of materials will be used for the exterior, how many doors and windows, etc. Shamblin replied that what materials are used is not relevant to the site plan being discussed at this time, but is a part of the building plan. Collins assured that the addition will blend in with the rest of the building, giving it an old storefront appearance, and proceeded to describe the materials that will be used.

Chairman **Reimink** closed the public hearing at 7:20 PM.

## **CORRESPONDENCE**

Fax dated November 23, 2005, from McKenna Associates to **Birkes** of notice of intent letter in preparation of a township master plan (same date), sent to the Allegan County Planning Commission.

Memo dated December 1, 2005, from **Birkes** to Seeber, Ganges Township attorney, on behalf of the dwelling size committee, regarding amendments to the zoning ordinance.

Letter dated December 14, 2005, from Seeber to **Birkes** responding to the above memo with modifications to the draft zoning ordinance amendment (Article III, Section 3.2).

Letter dated December 15, 2005, from Catherine Kaufman of McKenna Associates to Ganges Township attorneys (Lohrstorfer and Seeber) requesting further clarification of the requirements for designated land use in the Master Plan for a manufactured housing community.

Memo dated December 15, 2005, from Kaufman to the Ganges Township Planning Commission (P.C.) with a copy of the statute regulating natural beauty roads.

Letter dated December 21, 2005, from Lohrstorfer to the P.C. clarifying his position for advocating the designation of land use in the Master Plan for a manufactured housing community.

Letter dated December 22, 2005, from Kaufman to the P.C. and a revised draft future land use map.

## **LIAISON REPORTS**

### **Ganges Township Board**

**Looman**, liaison, reported that the next meeting (January 31, 2006) with the McKenna Associates planners will most likely be at the firehall in Glenn.

### **Zoning Board of Appeals (ZBA)**

**Bellenger**, liaison, reported that the ZBA met last week and approved two (2) variances for non-conforming structures.

## **BUSINESS SESSION**

**Earl** moved to approve the December 27, 2005 agenda with the following additions:

--Citizens Planner course, under New Business

--revised draft of the future land use map, under Old Business, Committee Reports, Land Use Plan

**Looman** supported and motion carried.

### **Metallurgical High Vacuum Final Site Plan Review**

**DeZwaan** recommended that a description of the site plan (proposed use of addition) be attached to the application to comply with the site plan requirements. Shamblin responded that the entire packet of information should be considered as the application.

**Gooding** stated that he thought the site plan met the requirements of the zoning ordinance. **Earl** moved to accept the Metallurgical High Vacuum site plan as presented and **Looman** supported. Motion carried by roll call vote: **Looman**—yes; **Bellenger**—yes; **Gooding**—yes; **Reimink**—yes; **Earl**—yes; **DeZwaan**—yes (6/0).

### **Anderson Schoolhouse Final Site Plan Review**

**Reimink** questioned how the lighting could be addressed and expressed concern about the parking on M-89. Collins described the addition of parking in the back of the building and on the east side, and stated signage would be placed to direct the parking. He also expressed willingness to work with the B & B to decrease the outdoor lighting, stating he had been unaware that this was a problem.

**Earl** read each site plan requirement listed under Article VII-D, Section 7D.06C to confirm compliance. The business owners' home address and estimated date of completion were added for full compliance. **Earl** then moved to approve the Anderson Schoolhouse site plan as presented and **Looman** supported. Motion was carried by roll call vote: **DeZwaan**—yes; **Earl**—yes; **Reimink**—yes; **Gooding**—yes; **Bellenger**—yes; **Looman**—yes (6/0).

#### **Approval of Prior Meeting Minutes**

**Gooding** moved to approve the November 22, 2005 regular meeting minutes as presented; **Bellenger** supported; motion carried.

**Earl** moved to approve the December 14, 2005 special meeting minutes as presented; **DeZwaan** supported; motion carried.

#### **OLD BUSINESS—Committee Reports**

##### **Land Use Plan**

**Earl** reported that the Glenn Recreational Hall is available January 31, 2006 for the Open House, which may include two (2) presentations. There is a fee for the hall of \$50. After some discussion, **Looman** moved to have the Open House at the Glenn Recreational Hall on January 31, 2006 from 5 to 8:00 PM, and to approve the \$50 fee. **Looman** advised getting approval for the fee from the Ganges Township board.

Addressing the latest draft future land use map, **Gooding** questioned if the corner at 122<sup>nd</sup> Ave. and 66<sup>th</sup> St. were not to be commercial. **Earl** replied that it had been decided at the previous special meeting that it remain rural residential. She further explained that if the future land use map were changed for one business, it would have to be changed for all.

**Gooding** also expressed concern with the possibility of high-density farming in the large amount of designated ag land use. **Shamblin** replied that the township has no control over it, that the Right to Farm Act dictates that.

**Reimink** advised against any further revisions of the draft at this time, suggesting that the P.C. wait until input is received at the Open House. **Reimink** moved to accept this draft land use map, allowing the planners to proceed, and for this map to be presented at the Open House for public viewing; **Looman** supported; motion carried.

##### **Article III, Section 3.2 and Article VII, Section 7.3A**

**DeZwaan** reported that the committee met on December 21 and 27, 2005. The committee accepted the attorney's advice for modifications to Article III (letter dated December 14, 2005) with the following deletions:

- the term *unobstructed* from Article III, Section 3.2D
- the term *structures* from Article III, Section 3.2 and Section 3.2F3c

The committee is also requesting that the question posed earlier (memo from **Birkes** to attorney, December 1, 2005) be addressed by the attorney, regarding Article VII-A, Section 18 (mobile home size requirements). **DeZwaan** emphasized that Article III applies to ag and ag/residential, not ~~lake~~ residential. Speaking for the committee, she also advised that the P.C. go forward with the public hearings for dwelling size and non-conforming structures.

**Earl** moved that Article III, Section 3.2F1 (dwelling size) and Article VII, Section 7.3A (non-conforming structures) amendments be publicized for public hearings; **DeZwaan** supported; motion carried.

##### **Private Road Application Form**

**Reimink** requested that **Shamblin** create a form for Ganges Township. **Shamblin** replied that Saugatuck Township's form is a good example to follow with the addition of a clause allowing on-site reviews. He is to have the draft form in next meeting's packet.

##### **Ciesla Mineral Mining Standards (Section 7E.07)**

**Shamblin** reported having sent Dan Ciesla a certified letter and having received no response to date. Issues of concern include:

- trip tickets not being filled out
- mining a second hill before mining of the first hill is completed
- land reclamation is not occurring
- quarterly reports are delinquent

**Reimink** suggested sending a second letter to Ciesla, to which **Looman** and **DeZwaan** were opposed. The P.C. came to a consensus that they will wait two (2) more weeks to receive a response from Ciesla, then proceed to address the violations. **Gooding** recommended revoking Ciesla's permit, requiring him to apply again if he wants to do any further mining; **Looman** concurred. **Shamblin** advised that a performance bond then be required to insure future compliance with the zoning ordinance. The P.C. requested **Shamblin** to document the progress and status of the first hill with photos.

##### **Land Division Review**

**Shamblin** reported that there were ten (10) recent land division applications, and demonstrated the filing system for the paperwork and how the divisions were drawn in the plat book. The P.C. decided that once the township office construction is completed, the book and applications will be kept in a secured cabinet.

## **NEW BUSINESS**

### **Membership and Duty Update**

Tonight was **Bellenger's** last meeting, with Dawn Soltysiak to replace him on the P.C. beginning January 1, 2006. **Gooding** will be the new ZBA liaison.

### **Future Meetings**

The P.C. recommended that a special meeting be held before the Open House, scheduled for January 11, 2006 at the firehall in Glenn. **Reimink** also reminded the P.C. that the election of officers will take place in January.

### **Citizens Planner Course**

**Gooding** announced that a Citizens Planner course, beginning in February 2006, is offered to anyone interested and paid for by Ganges Township. It is a seven-night program held on Tuesdays and Thursdays, in either Muskegon or Allegan. Individual sessions are offered, too. Anyone interested must register by January 19, 2006.

## **PUBLIC COMMENTS**

Don Maxwell, an Allegan County Planning Commissioner, introduced himself to the P.C., stating that he would occasionally attend the Ganges Township P.C. meetings. Maxwell will act as a liaison, reporting to the Allegan County Planning Commission how the P.C. is proceeding with the Master Plan. He also announced that he is on the board of the Glenn Area Business Association (GABA), a new organization promoting business in the area.

Patrick Mahoney, 6275 124<sup>th</sup> Ave., thanked the P.C. for their attention and for giving him and his wife a platform to speak. He suggested creating a consortium consisting of the different townships along M-89 to control the development along this corridor, suggesting the consortium would improve code enforcement and intertownship communication.

Patricia Mahoney, 6275 124<sup>th</sup> Ave., expressed concern with the high vehicular speed along M-89 and the potential of traffic accidents.

Dawn Soltysiak, 6322 113<sup>th</sup> Ave., advised that the P.C. remind the constituency that current businesses are grandfathered in as they relate to the updated land use map. She also supported the P.C. in their handling of the Ciesla mineral mining violations.

### **Other**

**Reimink** thanked **Bellenger** for his time and service while on the P.C.

In response to **Reimink's** request for any other comments, **Looman** brought up the letter received from the township attorney regarding mobile home parks. **Looman** advised addressing this issue, feeling a park is needed on the draft land use map. After further discussion about other possible land use designations, **DeZwaan** suggested that there was time to discuss this at a later date. She also reminded the P.C. that the attorney's response to an earlier inquiry was that the P.C. did not have to provide for every legal land use.

## **ADJOURNMENT**

**Looman** moved to adjourn; **Gooding** supported; motion carried unanimously. Meeting adjourned at 9:15 PM.

Respectfully submitted,

Elaine I. Troehler  
Ganges Township Recording Secretary