

Ganges Township Planning Commission
Regular Monthly Meeting Minutes FINAL for April 24, 2012
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

Roll Call:Chairman: Neil **VanLeeuwen** – Present Secretary: Phil **Badra**-Present
Vice-Chair: Jackie **DeZwaan** – Present Commissioner:Roy **Newman**-Present
Commissioner: Charlie **Hancock** – Present Board Trustee: Barry **Gooding**-Present
Zoning Administrator Tasha **Smalley** was present.

II. Additions to the agenda and adoption

Motion by **VanLeeuwen** to approve the agenda, seconded by **Gooding**. Motion passed.

III. General Public Comment

None

IV. Correspondence and upcoming meetings/seminars

A letter was received from Bob **DeZwaan** thanking the Commission members for their participation in the food drive last month.

Smalley mentioned a Citizen's Planning Meeting that will be held in June in Lansing.

V. Public Hearing -None

VI. Approval of March 27, 2012 minutes

March 27, 2012- Motion by **VanLeeuwen** to approve the March 27, 2012 Regular Meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business

None

VIII. New Business

a. PUD Pre-Application Conference-Latitude Engineering

Cal Beck's'voort introduced himself, **Carrie Bennett** of Integrated Architects, and **Robin and Mark Goldsteen**, owners of the property between 122nd and 121st Avenue. This parcel has about 90 acres and has both Commercial and Res/Ag zoning. **Carrie Bennett** stated that they envision a mixed use PUD for what they would like to do. All access would be off Blue Star Hwy with a **private** "public" road into the property. This has been a dream of the **Goldsteens** to have a conference center, organic farming, a prairie farm area, retreat center with restaurant, bookstore, yoga, classrooms, overnight lodging, camping and amphitheater/gathering area. **Robin Goldsteen** spoke of her background as a health/wellness coach. Her vision is to have a center to learn to live in health-an eco-village idea, which are available on either the east or west coast but not in the middle of our country.

Beck's'voort stated that the lot areas would be 5000 sq. ft which did not include sanitary considerations. They would hope to have a community water treatment system on site. He stated that they had a preliminary approval from the Health Dept. They would like to use a

Site-Condo under PUD to accomplish this development.

Gooding asked how many wells would be needed. **Beck's'voort** stated that they would use a type 2 community well with 14 units per well, interconnected for clusters.

VanLeeuwen stated that since the bulk of the property is in RA he felt that an **RA** "Residential" PUD would be best to pursue. There will be some constraints having to do with the 30% open area, transient lodging would not be allowed. Also there will be a problem with the **private** "public" road issue. **Beck's'voort** asked if with the PUD if there could be any allowances/flexibility in dealing with the commercial and RA issues.

Beck's'voort stated that he had verbal permission with the County for the **private** "public" road, but several Commission members stated that the Township would be required to maintain this road and that could be a significant issue for the Township. Also the length of the road is longer than anticipated. Other issues that concerned the members were: camping areas, wetland issues(a wetland study would need to be completed), the size of the pond and how much soil would be disturbed, emergency access road, onsite waste water system and water supply and a backup plan for failure, the number of units per road. **Beck's'voort** wanted to know if the Township Board would be available for input.

VanLeeuwen stated that there is time for general comments during the Township Board meetings, this could be a time possibly to get their input.

Hancock asked if this would be a year round operation and the time line to complete.

Beck's'voort stated that it would be a year round operation and that it would need to be done in phases as units were sold. **Newman** stated that he did have some concerns with the water usage in that area. There are already blueberries and a tree farm that use large quantities of water in that area. **Beck's'voort** stated that a test well would need to be done to prove the water supply. There was a lot of discussion concerning the **private** "public" road that would be going into the project and who would be responsible for the upkeep costs. This is another issue that would need to be looked at.

b. Budget request

The Budget need to go to the Township Board by their next meeting. **VanLeeuwen** handed out information showing what had been asked for and spent for 2011-12. The Planning Commission had come in under budget for that time. It was decided that the Planning Commission would ask for the same budget for 2012-13. **VanLeeuwen** made the motion to take the request for a budget of \$15,020 for the Planning Commission for 2012-13 to the Township Board. **Newman** seconded the motion. Motion carried. **VanLeeuwen** will make sure the Township Clerk receives the request.

c. Master Plan Review

Gooding reported that the Grange Hall was torn down in 1996 by **Harold Johnson**.

Members of the Commission had received a copy of proposed changes marked as:

Red=>Text suggested to be added

Blue=> Text suggested to be deleted

Green=> Text suggested that will need attention.

VanLeeuwen started by going over maps of the Township with areas that had been colored looking at residential areas along the lake shore with the possibility of making those areas Res/Ag. This is not rezoning since we are only looking at the future land use maps, just suggestions for future uses. This will need to be looked at later.

The members went through the seven pages of proposed changes asking questions for clarification. Further changes would be:

#4. on page 1 - make the last sentence green to look at again.

All other suggested changes were approved, and the review was completed.

IX. Administrative Updates

- A. Township Board-**Gooding** stated the April 10th Township Board Meeting looked at several issues including: 2012 Road Projects, the new Township Assessor interviews that were still ongoing, the West Side County Park issue that had gone before the County Commissioners, which was decided that there would not be camping at the Park. **Hutchins** and **Gooding** attended the meeting.
- B. Zoning Board of Appeals – **Newman** stated that there will be a meeting on April 25th dealing with a second request on the Variance that was looked at on February 29th and denied. There is also a May 15th meeting scheduled.
- C. Zoning Administrator – **Smalley** had nothing to report.

X. Future Meetings Dates

May Meeting will be Tuesday, May 22nd at 7:00PM at the Ganges Township Hall.

XI. General Public Comment

on **Tom Meyer**”**Laird**”- 6780 121st Avenue – Voiced concerns with the 3.5 acre pond proposed the property discussed earlier between 121st and 122nd. When the pond was done for the blueberries it dried up other water in the area. Also there is a concern about the lack of financing for this project. It was stated that they would need to sell the units before moving forward, what if only a few are sold? Would this affect those who want to build immediately, phasing, and the community water and sewer systems?
 He also stated that he appreciated that the PC did bring up those issues in the discussion.
Elice Menear – 6689 121st Avenue – She had concerns that this project had a good organized plan to move forward, also what affect it would have on the taxpayers in the area. **VanLeeuwen** stated he hoped if this did move forward that it would be good for the tax base. **Menear** also had concerns about the private road issue, what would happen if this project was not able to be completed, and the noise that could come from the amphitheater/gathering area.
Meyer “**Laird**”- Voice concerns also about a conflict with the surrounding farming areas that use spray when this is to be an organic farm. There could be over spray problems.
VanLeeuwen stated that there would have to be a balance between present and future uses.
Greg Waldron – 6694 121st Avenue - spoke of other areas that have had problems between present uses with new residential being built.
Jim Keag - 66th Street – This is the same property that had been looked at five years ago. They need to look at the wetland delineation/environmental impact study first. That will tell what can be done on this property.

XII. Adjournment

Motion was made by **VanLeeuwen** and supported by **Gooding** to adjourn. Motion carries unanimously. Adjourned at 8:55PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary