

Ganges Township Planning Commission
Regular Monthly Meeting Minutes **DRAFT** for June 24, 2014
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 7:00 pm and explained how the public hearing would be conducted.

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 – Present

II. Additions to the agenda and adoption

Motion was made by Badra and seconded by Gooding to accept the agenda as presented.
Motion passed.

III. General Public Comments

Les Winne spoke in support of Crane's agribusiness and related how his grandfather's family farm was lost to developers and how Crane thrives by adapting to the times. He doesn't think old rules should stand in the way of the proposed winery.

IV. Correspondence and upcoming meetings/seminars

DeZwaan noted The Planning Commission's budget proposal was sent to the Board and that correspondence was received from Mr. Wedge regarding Allegan County's renovation of West Side county Park. **DeZwaan** DeZwaan also asked the Commissioners to notify the Township Clerk if planning to attend The MTA seminar July 31 in Kalamazoo.

V. Public Hearing – Special Land Use Application for Winery/Hard Cider Mill from Crane Property LLC. **Started at 7:05 pm.**

Rebecca Crane presented a revised Site Plan without a residence that was incorrectly noted on the original map. She explained that the building was removed years ago and had been used for migrant laborers. Badra advised that Rebecca contact the Township Assessor since the building may still be on the tax rolls.

Eric Heavilin stated he read the Master Plan and its goal of preserving the land and heritage. The hard cider mill would complement the Crane business which has been in the Township one hundred years. The mill would also support local fruit farmers and complies with Section 14.01 in that it would be compatible with the surrounding area.

Robert Haggard stated he is Becky Crane's son and the fifth generation in the business. He felt that the ten acre requirement in the SLU shouldn't apply since Crane's agribusiness predates that clause.

Eric Heavilin also stated the ten acre requirement isn't right since many wineries in Napa Valley are much smaller and produce quality products. **Hearing closed at 7:26 pm.**

VI. Approval of April 22, 2014 minutes – motion made by Newman seconded by Hancock to approve the minutes with corrections. Motion passed.

VII. Old Business - None

VIII New Business

Special Land Use Deliberation:

Badra explained that the decisions of the Planning Commission must be made solely on the basis of written standards contained in the Zoning Ordinance. He also explained that the ten acre requirement could be obtained by adjusting property lines with the adjoining Crane property and that this would not constitute a land division. Robert Crane stated that this could be done. Becky Crane asked how this was done and was told that the Zoning Administrator could help with the property line changes.

DeZwaan asked about the abandoned well and was told by Becky Crane that it was capped by Koops last week. DeZwaan also asked what was used to clean the fermentation tanks and Eric Heavilin stated that an ozone generator was used so no hazardous chemicals are involved. The cider mill would be small with only 500 gallons produced per year. The Fenn Valley facility would be used for additional volume.

Hancock asked about by-products of the cider process and was told that the pulp would be given to farmers for animal feed and the sediment or lees (yeast) is filtered after use.

DeZwaan noted the hours of use in the Ordinance and was told the hours were compatible with their type of business. The closest residence to the project was felt not to be in conflict with the 200 foot requirement. Article 14 Special Land Uses, Section 14.06 FF. Winery was reviewed with all requirements satisfied except minimum lot size.

Article 12 Site Plan Review Section 12.03 C. Site Plan Submission Requirements ~~was~~ were gone through item by item as were the Ground Water Protection provisions. Topographic contour lines were discussed and it was felt that the increased use of the site was minor compared to its current use and that the contour lines were not needed. DeZwaan did not agree with the decision. All other requirements were met with the exceptions that the correct parcel number needed to be on the Site Plan, the seal of the engineer/architect needed to be on the Site Plan, and the signs allowed were noted as 32 square feet near the road and 24 square feet on a wall. Questions by Gooding and Hancock about the driveway were answered satisfactorily.

A motion was made by Gooding that the Special Land Use application for a Winery/Hard Cider Mill from Crane Property LLC be approved with the following conditions:

The boundary lines are to be adjusted to create a ten acre parcel.

Verification of the appropriate capping of the abandoned well be provided.

The amended Site Plan is to be submitted with the correct parcel number, the seal of the engineer/architect drawing ~~up~~ of the Plan and the new parcel boundary lines creating the ten acre parcel.

Provide all required licenses and permits to the Zoning Administrator.

Motion was seconded by Newman and passed by a roll call vote of 5/0.

IX Administrative Updates

Township Board – Gooding reported that at the Township Board meeting road bids from the Allegan County Road Commission were presented, household toxic waste disposal program was not adopted due to the \$2500 cost and the need for a 100 square foot concrete pad for the dumpster. He also reported on parking for the Glenn Beach, the Taylor cemetery survey the Fenn Valley event permit and the addition of a new Township firefighter.

Zoning Board of Appeals – Newman reported that Carol Josefowicz is the new chair with the resignation of Susan Pierson. The ZBA is now short a member. He stated that a land division at 1479 71st Street was granted a few inch variance from the required 100 foot lot width and that at 2039 Recreation Drive a requested 10 foot side yard variance was denied but an eight foot variance was granted.

Zoning Administrator – Smalley brought up the question of having two businesses in one building since our definition of Business Center is not listed as a use in any District. After discussion it was felt that the use was not disallowed by anything in the Ordinance but that a Site Plan Review would be needed. DeZwaan stated that the Ciesla sand mining reports have been received as well as Kismet’s MDARD permit but that the lease agreement needs to be received annually.

X Future Meeting Dates- If needed the next meetings would be July 22 and August 26.

XI General Public Comments – None

XII Adjournment – A motion was made by Newman seconded by Hancock to adjourn. Motion passed
And the meeting adjourned at 8:45 PM.

Respectively submitted
Phillip Badra
Secretary
Ganges Township Planning Commission