

**Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for January 22, 2013
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: Chairman: 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 present.

II. Additions to the agenda and adoption

Motion to accept the agenda as presented by **Gooding**, seconded by **Badra**. Motion passed.

III. General Public Comment

None

IV. Correspondence and upcoming meetings/seminars

DeZwaan stated that she had sent the annual report letter to the Township Board on December 7, 2012.

V. Public Hearing - None

VI. Approval of October 23, 2012 minutes

October 23, 2012- Motion by **Badra** to approve the October 23, 2012 Regular Meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business

None

VIII. New Business

a. Election of Officers

Nominations were as follows:

Gooding nominated **DeZwaan** as Chairperson, 2nd by **Badra**. Nominations were closed. Passed unanimously.

Gooding nominated **Newman** as Vice-Chairperson, 2nd by **DeZwaan**. Nominations were closed. Passed unanimously.

Newman nominated **Badra** as Secretary, 2nd by **Hancock**. Nominations were closed. Passed unanimously.

b. Bylaws Amendments – Membership/Quorum changes

DeZwaan stated that the Township Board approved the Planning Commission's membership to be reduced to five members with a quorum being three. This needs to be changed in the Planning Commission's By-laws. Motion was made by **Newman** to change the By-laws to show the change of membership to five and a required quorum to three as approved by the Township Board, 2nd by **Gooding**. Motion was approved. **Badra** will get new copies of the By-Laws to each member.

c. Zoning Ordinance issues: Wireless communication towers, Private roads/PUD conflicts, Off premise signs, Open burning of waste, Article 15- Nonconforming dwellings, Zoning Administrator concerns, Errors on zoning map.

Wireless Communication towers: information had been sent to the members to look over changes suggested to Number 16, Section GG of Special Land Use. Smalley stated that she is currently seeing some upgrading of towers for 4G service. After further discussion it was decided that the changes be

approved as suggested, but all final changes will have to wait until after another Public Hearing on these suggestions. A new "a." will be added stating: "The Wireless communications support structure or existing equipment compound was previously approved by the Ganges Township Planning Commission and Ganges Township Board. Then the current "a." will start "The increase in overall height..." and each letter will be moved down one, so that there will be four subsections "a-d".

Private Road/PUD conflicts: There are still issues in this area. **DeZwaan** asked each member to review these sections and bring any other conflict seen to the next meeting to be addressed at that time.

Badra stated that he would like to see the Residential PUD allow for offices, etc. **Smalley** stated that she had access to neighborhood commercial information that would give some ideas as to uses.

DeZwaan asked her if she could make that information available to the members.

Off Premise Signs: Suggested that Section 3.28a Sign Table be changed from 2 sq ft signs to 16 sq ft signs, to be called Announcement signs.

Open burning of waste: This is from Michigan State law and needs to go to the Township Board.

Nonconforming dwellings: Discussion centered on the rebuilding of a partially destroyed nonconforming dwelling, if it can be rebuilt or replaced as it was. Some members felt as long as the nonconformity is not increased it should be able to be replaced. Suggested that Article 15, Section 15.01c.3 should have "or cost of restoration" removed. **Smalley** suggested that the Township Attorney be asked to look at the wording as this area could be a big problem. **Badra** will ask the Township Supervisor if we can have the Attorney look at this and other changes suggested before it is taken to a Public Hearing.

Administrator concerns: **Smalley** went over the concerns that she had with the new ordinance that was adopted.

3.07- Home Occ/Home Business- She had concerns about a Home business that would allowed to have customers coming in a making purchases which is retail. Intent of home occupation is for home uses-not for public retail. This is happening at a bakery on Blue Star Hwy.

3.08- Accessory Buildings – She thought that the accessory building/garage was to be behind the house or even with it. The Ordinance does not read this way. It should read: "the front setback of a detached accessory building shall be even with or behind the front building line of the main building." There was also discussion about vacant lots where a road separates it from a lot across from it. Is it a continuous lot? Would a garage be allowed? Since there was disagreement over this issue it will need to be looked at. **Smalley** will look for definitions-opinions concerning this issue.

Farm Markets: Change in the table needs to reflect that SLU is required.

3.07D- Should be taken out.

Errors on zoning map.- Areas that need to be addressed concerned the County Park, Industrial district depth, parcels near the Little Store that should not be commercial, Section 31 changed from Residential to Res/Ag. These areas will need to be addressed at the Public Hearing and corrected on the Zoning Map.

IX. Administrative Updates

- A. Township Board-**Gooding** stated at the January 8, 2013 Township Board Meeting they discussed the the new firefighters application which was approved, the Streamland Beach lawsuit, and went over with the Road Commission which streets will be improved this coming year. They include 68th Street to 114th Avenue, and 66th Street from 118th Avenue south to the Township line.
- B. Zoning Board of Appeals – **Newman** stated that there had been one request for a variance to allow a porch to the front of the home at 2298 68th Street. The request for the variance was granted.
- C. Zoning Administrator – **Smalley** stated that she had nothing to report at this time.

X. Future Meetings Dates

The next Regular meeting will be held on Tuesday, February 26, 2013. If there is no business for February it could be canceled. The next meeting would be on the March 26th, 2013.

XI. General Public Comment - None

XII. Adjournment

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

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary