

Ganges Township planning Commission
Regular Monthly Meeting Minutes FINAL for December 12th, 2007
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Chairman Gooding called the meeting to order at 7:00 PM

Roll Call: Chairman Barry **Gooding** – Present
Secretary: Jim **Birkes** – Present
Commissioner: Jackie **DeZwaan** – Present
Commissioner: Sally **Howard** – Present
Commissioner: Ed **Reimink** – Present
Commissioner: Dawn **Soltysiak** – Present
Board Trustee: Terry **Looman** – Present

II. General Public Comments

None

III. Correspondence

Commissioner **Gooding** read correspondence that pertained to the **Lakeshore Community Living Condominium (LCLC)** project from Vance **VanWieren** (6654 122nd Avenue) and Paul **Nugent** (2156 66th Street) who were against the project.

IV. Administrative Update

A. Township Board – Trustee Looman

Looman explained that the **Board** had discussed the letter that Recording Secretary Ronda **Hall** had submitted regarding the current sound system quality not allowing her to perform her job in a timely fashion. **Looman** and Clerk **Yonkers** will be meeting with **Hall** to further discuss possible options. The **Board** was not in favor of pay raises at this time.

B. ZBA – Commissioner Gooding

Gooding reported 1 application that came before the ZBA from John **Matsock** (1374 Fabun Road) requesting relief of setbacks. The application was denied.

C. Zoning Administrator – Administrator Smalley

Smalley had distributed a package of information to the **PC** with a Memo stating the status of ongoing issues:

1. Ron **Conklin** – La Rue Lane/Foster Lane: the road has been properly barricaded and is in full compliance.
2. Mary **Smallegan** (6128 Quilters Court, off 62nd Street) will be removing items that are not in direct relation with quilts or quilt making.
3. Jerry **Nykerk** (2216 64th Street) brought in 2 single wide mobile homes to convert into doublewides. They have been sent a letter stating that they are not allowed and need to be removed.
4. Cruz **Mendrano** (2186 64th Street) A letter has been sent explaining what the ordinance requirements are in response to a complaint about the number of commercial vehicles stored on the property.
5. **Smalley** was advised that the project for Martin **Lappe** & Jason **Carpenter** (corner of 65th and 116th) for installation of **Morton Buildings** will be for personal use only.

6. Minutes from the October 24th **ZBA** meeting were enclosed for the **PC's** review.
7. Site plan review application for Harvey **Klinger** (6264 M-89) was included, which will be reviewed at the January meeting.

DeZwaan asked for clarification on the Gift/Quilting business (Item #2 above) asking if **Smalley's** report indicated any additional information on whether they had built a separate building for the business. **Gooding** replied that he understood that **AI Ellingsen** (Building Inspector) indicated to **Younkers** that there were living quarters attached to the building, making it an in home business. **DeZwaan** understood that when **Smalley** originally discussed the violation with the **PC**, that the issue was that **Smallegan** was operating a business in a free standing building, that was operating as a business only and it is not in a Commercial Zone. **Gooding** will call **Smalley** and request her to elaborate further on the specifics of the violation and what is being done to resolve it.

Gooding also added input on the last thing he had heard on regarding the **Lakeshore Community Living Condominium (LCLC)** project is they are looking at the economics of ~~constructing individual homes rather than condominiums.~~ *any further project development.*

V. Business Session

A. Approval of Agenda

Motion by **Howard** to approve the agenda for the December 12th, 2007 Regular Meeting with changes noted. Seconded by **DeZwaan**. Motion approved.

B. Approval of Minutes

Motion by **Howard** to approve the Draft minutes from the **November 14th Special Meeting Minutes** with corrections noted. Seconded by **Soltysiak**. Motion approved **Birkes** abstained.

Motion by **Soltysiak** to approve the Draft minutes from the **November 27th Regular Meeting Minutes** with corrections as noted. Seconded by **Howard**. Motion Approved.

C. Old Business

1. Zoning Ordinance Amendments

The proposed amendments to the Zoning Ordinance have been forwarded to the **Allegan County Planning Commission** for review at their January meeting and following their review it will come before the **Ganges Township Board** for final approval.

2. Planning Consultant Selection

Howard reported that the sub-committee of herself, **DeZwaan** and **Soltysiak** had interviewed the top 3 candidates for the **Planner** position, and the consensus of the sub-committee was to recommend to the **Township Board** that they hire **LSL**. The sub-committee believes that working with Brenda **Moore** and her 20+ years of experience with all levels of planning, specializing in smaller, rural communities will not only help streamline the project but also staying within the budget.

Motion by **Birkes** to accept the recommendation of the sub-committee and the recommendation be forwarded to the **Township Board** for approval not to exceed \$24,000 in cost within the next 12 months. Seconded by **Howard**. Motion approved.

Howard will update the draft letter and **Gooding** will forward the recommendation to the **Township Board**.

3. Recording Secretary Issues

As noted in the **Township Board** update, **Looman**, **Yonkers** and **Hall** will meet to try to resolve **Hall's** concerns.

D. New Business

1. Activity Planning for the New Year

The **PC** will be working with the **Planner** to review the Mixed Use Ordinance, Commercial Use, Definitions, various zones, etc. There will be a lot of work done in Sub-Committee, in an attempt to stay within budget with the **Planner**. **Soltysiak** suggested a moratorium on Site Plan Reviews, which she feels could make the job with the **Planner** easier. **Reimink** asked if we are going to approve things as we go, or are we going to wait until everything is done before it's approved. **Howard** will review the process with the **Planner**.

2. Other business that may come before the Commission

Looman submitted recommended fee changes for various charges, as submitted by Al **Ellingsen**, **Building Inspector**.

3. Held Correspondence

Soltysiak noted her concern that the **PC** did not read correspondence in the order that it is received, but rather waited until the applicant would come before the **PC** again and reading the correspondence at that time. It was agreed that in the future the **Chairman** will read them as received and if the party is not present at the time of the reading they can still be read again when the involved party is in attendance.

VI. Future Meeting Dates & Committee Work Summary

~~January Special Meeting will be Wednesday, January 9th, 2008 at 7:00 pm (Election of Officers)~~

January Special Meeting will be on Thursday, January 17th, 2008 at 7:00 pm (**Howard** will verify availability of **Planner Brenda Moore**)

January Regular Meeting will be on Tuesday, January 22, 2008 at 7:00 pm including the Election of Officers.

Since the meeting dates and schedules are going to change, **Gooding** will request **Yonkers** to change the information on the website.

VII. General Public Comment

Robert **DeZwaan** (2259 68th Street) clarified that the single wide units that are being converted into a double wide was in non-compliance.

Theresa **Wiley** (6633 121st Street) appreciates the work of the **Recording Secretary Hall** as well as her attention to detail. She also verified the members of the **ZBA**.

Looman noted a question that was raised at the **Board** Meeting; if The Right to Farm Act allows a dairy farm, would a new business at the same farm i.e. raising vegetables require a Special Use Permit, or does it continue to be under the umbrella of The Right to Farm Act? After discussion, **Looman** and/or **Gooding** will review this procedure with **Ellingsen**.

VIII. Adjournment

Motion by **Looman** to adjourn this regularly scheduled **PC** meeting at 8:32. Support by **Howard**. Motion approved.

Respectfully submitted,
Ronda J. Hall
Ganges Township Recording Secretary