

Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for November 17, 2009
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

Roll Call: Chair: Sally **Howard** – Present Vice Chair: Barry **Gooding**- Present
Secretary: Jackie **DeZwaan** – Present Board Trustee: Terry **Looman** - Present
Commissioner: Ed **Reimink** – Present Commissioner: Phil **Badra** – Present
Commissioner: Ross **Wightman** - Present
Zoning Administrator Tasha **Smalley** was not present.

II. General Public Comment

There was no public comment.

III. Approval of prior minutes 10/27/2009

October 27, 2009 – Motion by **Looman** to approve the minutes of the October 27th Regular Meeting with corrections. Seconded by **DeZwaan**. Motion was approved.

IV. Approval of Agenda

Motion by **Gooding** to accept the Agenda as presented. Motion was seconded by **DeZwaan**. Motion was approved.

V. Old Business

A. Review technical issues from Sutherland PUD approval.

Howard reported that several people came up to her at the end of the October 27th meeting questioning why all the discussion for the **Sutherland** PUD was just on the PUD and not the Site Plan Review. As she interprets Section 7D.01C she did not feel this needed to be done. **Smalley** had also called her and informed her that **Sutherland** had talked with **John Johnson** of the Health Department and **Mr. Johnson** felt that the Township's PUD Ordinance was illegal. **Smalley** has forwarded this information in an email to Township Supervisor Hebert. Hebert suggested that Johnson submit in writing what he felt were problems with the Ordinance. We will need to get this clarified. **Sutherland** is at a standstill until the question is answered.

DeZwaan said she had taken the **Sutherland** Application to the County Planning Commission. There was some question on wording in a section of the Application, but it was taken care of, it was posted legally and the County Planning Commission approved the Application.

Gooding questioned the Health Department looking at how the Planning Commission was approving the division of the property in the PUD. **Howard** stated that the owner does need to explain how the property is owned and how it will be divided. **Sutherland** stated he felt that maybe **Johnson** was unfamiliar with what had been done. **Smalley** will be looking into this further.

VI. New Business

DeZwaan wanted to let the Commission know that we may have a problem with timing in getting information to the Allegan County Planning Commission for approvals as the cutoff time for getting this to Allegan is seven days or the Wednesday after the Township Planning Commission meeting. The Recording Secretary has eight days to get the minutes done for the meeting, so we may not have the minutes in time for the Allegan County Planning Commission meeting. We will do the best we can to get this done in a timely manner.

DeZwaan also stated that she attended a class on a Wetlands Inventory Map in Shelbyville. We could get a copy of this map for free, and **Howard** asked that she look into getting this map if it indeed is free.

VII. Administrative Updates

A. Township Board – **Looman** mentioned that the furnace had been left on and the door not locked at a past meeting. We need to make sure things are done before leaving. He will make sure this is done.

B. Zoning Board of Appeals – **Gooding** had nothing to report. There is a meeting November 18, 2009.

C. Zoning Administrator – **Smalley** was not present.

VIII. Correspondence

Howard said the only correspondence she had was a copy of the letter that **DeZwaan** sent to **Sutherland** concerning the approval of his PUD.

DeZwaan received notification from **Smalley** that she will not be attending the November or December Meetings due to conflict in her schedule.

Looman mentioned that he had received information that some people around Hutchins Lake area are looking at the Clyde Township Ordinance requiring a 50' buffer around wetland areas. He had not been able to get a copy of Clyde's Ordinance yet, but just wanted to inform the Planning Commission.

IX. Future Meeting Dates

December Regular Meeting set for Tuesday, December 15th at 7:00PM at the Ganges Township Hall will be canceled. **DeZwaan** will make sure it is posted.

January Regular Meeting will be Tuesday, January 26, 2010 at 7:00PM at the Ganges Township Hall.

February Regular Meeting will be Tuesday, February 23, 2010 at 7:00PM at the Ganges Township Hall.

Howard will be gone for the December, January and February meetings.

X. General Public Comment

Sutherland asked what was expected of him at this point. **Howard** stated that he will need to wait to hear from the Commission. We need to see if the questions that have come forward will delay the Township Board's decision. Supervisor **Hebert** will be looking into this. The Board needs to approve the rezoning, or disapprove. If approved **Mr. Sutherland** will then need to come back with his Final.

XI. Adjournment

Motion was made by **Looman** and supported by **Gooding** to adjourn. Motion carries

unanimously. Adjourned at 7:40PM.

**Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary**