

Ganges Township Planning Commission
Regular Monthly Meeting Minutes FINAL for May 22, 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** – Absent Board Trustee: Barry **Gooding**-Present
Zoning Administrator Tasha **Smalley** was present.

II. Additions to the agenda and adoption

VanLeeuwen wanted to add to b. Final review Parts 1-4 1. “General Commercial - “Maps in General”, and **take out** “correct” Map of Busscher's Trailer Park **as commercial**. Also add “c. Signs question”. Motion to accept the agenda with changes by **VanLeeuwen**, seconded by **Gooding**. Motion passed.

III. General Public Comment

None

IV. Correspondence and upcoming meetings/seminars

A letter dated May 8th, 2012 was received from the Allegan County Health Department concerning the Arboretum at Pier Cove, Ganges Township, Section 5, Allegan County.

V. Public Hearing -None

VI. Approval of April 24, 2012 minutes

April 24, 2012- Motion by **VanLeeuwen** to approve the April 24, 2012 Regular Meeting minutes with corrections. **DeZwaan** seconded the motion. Motion passed.

VII. Old Business

None

VIII. New Business

a. Master Plan Review – Part 4

VanLeeuwen stated that he was presenting one viewpoint and it was open for input from anyone on the Commission. **Gooding** had a question on the “Village” Mixed Use “District” change that **he** “VanLeeuwen” proposed. There was a lot of thought put into the “Village”Mixed Use **area** “District”when it was addressed before. **VanLeeuwen's** proposal suggested changing the Mixed Use District to commercial mixed use, which is basically how it is being used right now. **Gooding** said the original plan was to have different levels of Commercial, which others stated did not really work out well for this area. **Gooding** was afraid that getting rid of the “village”Mixed Use “District” was a step back. This is the same discussion that has been on going for several years. “Village”Mixed Use or

Commercial

Mixed Use “District”is basically the same thing.

There was discussion as to having a business and residence on the same parcel. The Mixed

Use would only affect a couple of parcels along Blue Star or M-89. There was further discussion on the colored areas of the proposed changes to the map of the township. General Commercial had been looked at last month. The corridor Commercial is different than the General Commercial.

Consensus was that the Mixed Use “District” in the Glenn/Ganges areas should be changed to Commercial Mixed “use” with four in favor and one against.

VanLeeuwen read the wording of the Corridor Commercial District changes so that the audience could hear what the proposed changes would be. The current Village Mixed use District would be eliminated.

Vision statement- page 17- **Gooding** asked about the light industrial and exactly where the line would be. It states that only light industrial would be "encouraged". The township isn't really encouraging anyone, but it would be preferred over heavy industrial.

b. Final review Parts 1-4

1. “General Commercial Category – Maps in general.

Badra had a question about “the” Manufactured “Home District” and the site access to a primary road” vs. being along a primary road”. There would need to be direct access to a primary road such as Blue Star or M-89. **This language was taken from the requirements for a PUD.** There may be a need to look at the Ordinance concerning this issue.

Looking at the maps further, it was discussed that there was a mistake on the Commercial lines concerning Busscher Trailer Park which will need to be fixed. **DeZwaan** and **VanLeeuwen** looked at other descriptions to make sure that they were correct. Other areas looked at were near the corner of 66th and 122nd Avenue, Gunther's and Hudson Farms. Since there was some concern about lines of the Commercial properties, it was suggested that the descriptions that were used in 2006 be used, except for those parcels that were known to be changed recently. Areas of concern were Hudson Farms, a couple of small parcels south of the Little Store and on 118th near Blue Star.

DeZwaan brought up that her mother-in-law, **Marie DeZwaan**, wanted to get her property on the corner of 122nd and Blue Star rezoned from Commercial to Res/Ag. She was asking what needed to be done to accomplish this. **VanLeeuwen** stated that this was the time to bring it forward. It would need to go to the Township Board and the Planning Commission while the Master Plan was being looked at. He was opposed to the change and asked what benefit there was to changing it. **DeZwaan** stated that it did give the property owner a little more protection as far as water concerns, setbacks, and the screening process. It had been brought up at the February 23, 2012 Board meeting that if anyone had concerns that this was the time for the owners to make their wishes known. After more discussion about what protection it would give the owner, or benefit **VanLeeuwen** made a motion for those in favor of changing the 500 feet Corridor Commercial “of Marie DeZwaan” to Res/Ag.

DeZwaan stated it was only fair to let **Marie DeZwaan** speak for herself. Vote was zero – yes, four – with no one abstaining.

c. Signs question.

Newman had a question concerning signs. Ganges Methodist Church would like to put up some informational signs for their church but it looked like the signs that they have found in the catalogs were larger than the ordinance allows. He was asking to make sure that they were reading the Ordinance right. Looking back at the December 2011 Ordinance, there was a question of using a 32 sq. ft. Sign if under a Special Land Use. **Smalley** stated that for off-site signs under Article 3 , 3-44 the church would need a variance for a bigger sign. This ordinance may need to be looked at again.

IX. Administrative Updates

- A. Township Board-**Gooding** stated the May Township Board Meeting looked at the road projects, including the Sylvan Shores road. The new appointment to the ZBA of **Carol Josefowicz**, Fire/Ambulance wording, looking at a grant, and hiring of a new Township Assessor. They also looked at a Public road issue and were turning that over the Township Attorney for clarification.
- 25th B. Zoning Board of Appeals – **Newman** stated that there have been two meetings: one April dealing with a second request on the Variance that was looked at on February 29th and denied. The Builder now wants to build a spec house with a totally different plan. This request was approved two to one. The Builder will provide an emergency turn around. Also **Doug Welsch** resigned as Chair and **Susan Pierson** was appointed as Chair with **Newman** as Secretary. There also was a meeting on May 15th concerning a Pier Cove Village variance. This land was platted back in the 1800's, they had vacated roads to make the lots “more compliant.” ~~as close to compliance as they could~~. This variance was approved three to zero, with the Township Attorney's advice.
- C. Zoning Administrator – **Smalley** had nothing to report.

X. Future Meetings Dates

June Meeting will be Tuesday, June 26th at 7:00PM at the Ganges Township Hall. There will be a need for another Public Hearing on the draft of the Master Plan, but the earliest this could happen would be August. This first needs to go to the Township Board. It will be put on the Township website after the Township Board's approval. **VanLeeuwen** will talk with **Clerk Yonkers** to make sure every step that needs to be done is completed as required.

XI. General Public Comment

Jim Birkes - 2344 Lakeshore Dr.– Listening to the discussion tonight is the same as was discussed five years ago, and the same mistakes are being made now. The problem seems to be understanding the difference between the Zoning map and the Future Land Use map. When he had gone to a training session they were told that they should not look the same. The Zoning map is current use and the Future Land Use is what it would look like in twenty years. The Commercial Mixed use along Blue Star would be a good use. The Future Land Use does not change zoning. There had been some question about PUD's. PUD's are to bring uses where that use is not permitted under the Ordinance.

Bob DeZwaan -2259 68th Street - several issues of concern: the 500' commercial zone- it was voted to extend. How much extra footage, is there a footage requirement. The Mixed Use Commercial – there is a change of wording, just for Blue Star or is it for all commercially zoned areas. Is there an overlay for the Commercial properties. And map rezoning – can't just delete these commercial areas off the map. Also Blue Star Highway is not all 33' right-of-way, there are spots that vary.

XII. Adjournment

Motion was made by **VanLeeuwen** and supported by **DeZwaan** to adjourn. Motion carries unanimously. Adjourned at 9:00PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary