

**GANGES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING SEPTEMBER 17TH, 2009 7PM**

1. Call to order and roll call.

The meeting was called to order at 7:00pm.

Members Present: Looman, Reimink, Gooding and Howard

Members Absent: DeZwaan

Staff Present: Smalley and Bare

2. General Public Comment

Susan Pierson – 6944 Lakeshore Ct, had concerns with the upcoming site plan review of Dan Sutherland and the drainage of water in this particular area and also with adequate water supply for the development and the residents in the area.

3. Approval of Agenda

Motion to approve the agenda as written was made by Gooding and supported by Looman. Motion carried.

4. Preliminary review of Dan Sutherland proposed project, Lakeshore Drive

Howard started by asking the Planning Commissioners if she should be excused since she is a friend of Dan. She had no financial or formal ties to the proposed project. Planning Commissioners did not object to her staying to hear the project proposed. Howard then stated that this is not a formal meeting for Dan. This is merely a meeting to review what is being proposed and no formal decisions will be made at this meeting.

Dan provided a letter and map of the proposed project, which he reviewed for the Planning Commission and the audience. He does not want to disturb the natural vegetation of this land and would like to help if possible with the drainage issue in this area by putting in a retention pond. He did have questions on how he should proceed with this, such as Site Condo, PUD, etc. He also wanted to hear the concerns of the members of the Township. He also had questions on Common Open Space and how that would affect his project.

Gooding answered that 30% of the property is for open space and that consists of un-buildable land. It can be deeded land, but un-buildable.

Howard stated that PUD and Site Condo are two different articles. If Dan were to use PUD it can give him a better site plan to work with and have more flexibility in the development. However, the 30% open space now has to be something that everyone in the development can use. Under Site Condo, the 30% open space can be in a deeded property and site condo can also be a phased development process. However, the 30% still needs to be shown as well as the phasing of the project.

Dan stated after hearing more from the Planning Commissioners discussion about his project, he believe he is going to lean more towards a Site Condo.

Howard did state too that the retention pond would need more discussion, because permanent water places cannot be included in common open space. However, because the pond is going to be used for purposes only to catch water in a flash flood, this issue needs to be looked into further.

Smalley stated that maybe calling it detention area instead of a pond would help with the issue of 30% and permanent water structures.

Howard asked Dan when he would want to submit a formal plan?

Dan stated he would like to do this as soon as possible.

Smalley needs 1 month to review and send out notices.

Howard and Dan came to an agreement that they will try to get this in for the October 27th meeting for site plan review.

5. Zoning Ordinance Workshop

A. Wellhead protection

The committee report provided by Gooding was reviewed (attached). They used an example from Trowbridge Township and changed just a few items to better-fit Ganges Township. There was still a question on how to deal with the wellhead protection in Mixed Use areas.

Howard asked then whom would a person report to on this issue and whom would they go to for answers? Smalley answered that Well Head protection would need to be another site plan review check off. But she is going to gather more information on this.

Looman stated that the review looks good and had no questions.

Howard asked if this should be added into Chapter 7 with the Black River Watershed and other overlay districts. All Planning Commissioners agreed that it should.

B. Truck Terminals

Smalley provided a report on truck terminals and what should be allowed (see attached). She looked up the definition of a truck terminal and asked the Planning Commissioners if this was something they really want in the Township?

Howard stated that they are trying to accommodate truckers in the Township since this is their way of making a living, however they does need to be a size limit so there is not a large scale trucking business.

It was decided that in all districts there could be 1 truck, parked at home and not in the Road Right of Way. The next discussion was for more trucks and what would be adequate for size of the land.

In the Res/Ag district: Minimum land size may have 1 Truck

3 Acres can have 2 Trucks

5 Acres can have 3 Trucks

7 Acres can have 4 Trucks

10 Acres can have 5 Trucks

If 6 Trucks are needed then they need to be in the commercial district only.

Also there can be no parking of a truck within 100ft of any residential dwelling.

C. Non-conforming uses

It was decided that there could be a 100% rebuild of a non-conforming lot within the same footprint in case of destruction.

6. Other Business: NONE

7. Future meeting dates:

October 22nd Special Meeting, October 27th Regular Meeting, November 19th Special Meeting and November 24th Regular Meeting. Until the Board makes comments on the changes the Planning Commission has been working on, no more special meetings will be needed. There will need to be joint meeting between the Board and Planning Commission, and this could be scheduled on a special meeting night.

8. General Public Comment

Andy Murch has concern about underground tanks in the wellhead protection area and does this mean gas stations are prohibited?

George Compton stated that there are provisions that need to be followed as gas station and underground tanks.

Al Musin asked about wind power and height restrictions.

Howard stated that there is 500ft max and non-commercial is 75ft max. If the unit is over 75ft then a special land use needs to be requested.

Harvey Busscher stated that there is an overflow of water in his area, which has flooded his gas tank, fuel tank and therefore he has spent a lot of money to clean this up. He has been working with the MDEQ however they keep coming after him with water payments. The land cannot hold any more water and since there is no bypass, you can now see oil stains running down to the beach.

Dan Sutherland is concerned with the statement of no more special meeting and how will this affect his site plan request?

Howard stated that his site plan review would be done at a regular meeting, not a special meeting. Dan can proceed with the detention pond with help with the water drainage problem. However, Smalley will check to see if it actually can be put in before Site Plan Review.

9. Adjournment

Motion to adjourn was made by Looman and supported by Gooding. Motion carried. The meeting was adjourned at 9:20pm.

September 17th, 2009 Ganges Township Special Meeting minutes respectfully submitted by Kyla Bare, Ganges Township Recording Secretary.