

Ganges Township Planning Commission
Regular Monthly Meeting Minutes FINAL for February 29, 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 7:08PM.

Roll Call:Chairman: Neil **VanLeeuwen** – Present Secretary: Phil **Badra**-Present
Vice-Chair: Jackie **DeZwaan** – Present Commissioner:Roy **Newman**-Present -"Absent"
Commissioner: Charlie **Hancock** – Present Board Trustee: Barry **Gooding**-Present
Zoning Administrator Tasha **Smalley** was present.

II. Additions to the agenda and adoption

Motion by **VanLeeuwen** to approve the agenda as presented, seconded by **Badra**. Motion passed.

III. General Public Comment

No Public Comments.

IV. Correspondence and upcoming meetings/seminars

CascoTownship sent a copy of their revised Master Plan.

A letter from Manlius Township was received that they would begin work on their Master Plan.

V. Public Hearing

a. Zoning Ordinance Amendment: Section 3.04 F

Single family dwellings. Change foundations- will refer back to building code-as from time to time amended. There were no comments.

b. Zoning Ordinance Amendment: Inclusion of Biofuel Regulations

Make provisions for less than 100,000 gallons, 100 feet setbacks – General Provisions allowed. More than 100,000 gallons to 500,000 gallons use the standards set by the State of Michigan-add HH as SLU. The Standards proposed by the State need to be included and Biofuel needs to be added to the Table of Uses.

c. Zoning Ordinance Amendment: Permission of Single-Family Residence in the Industrial District.

There were problems brought to the last Commission meeting concerning problems with financing for homes within the Industrial District because of not being able to rebuild. After discussion it was decided to add Single-Family Residence as a permitted use in the Industrial District. Minimum lot size, setbacks, building requirements, 960 sq. foot living area and parking requirements would all need to be met. **DeZwaan** asked if the 100' side yard in the Industrial District would need to be carried over to the residential use as well. **Gooding** wanted to clarify that the original decision made to not permit residential in the industrial was as directed by the Township Board. **Hancock** wanted to know if there had been any consideration concerning pollution issues, such as water, noise and traffic. **Gooding** stated that these things had been considered, but not permitting residential in the industrial creates a hardship for those who are already there. **DeZwaan** said that there had been much discussion when this was decided. **VanLeeuwen** said that these issues will need to be looked at parcel

by parcel. Currently there are three industries and nine residences in this area. The Public Hearing portion of the meeting was closed at 7:25PM.

VI. Approval of January 24, 2012 minutes

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

VII. Old Business

None

VIII. New Business

a. Resolution of Section 3.04 F Amendment

VanLeeuwen made a motion to accept the amendment to Section 3.04 F as presented.

Gooding seconded the motion. Roll call vote was as follows:

Hancock – Yes **Badra** – Yes **VanLeeuwen** – Yes

Gooding – Yes **DeZwaan** – Yes. **Motion passed.**

b. Resolution of Biofuel Amendment

VanLeeuwen made a motion to accept the amendment to the Biofuel Regulations as presented. **Gooding** seconded the motion. Roll call vote was as follows:

Hancock – Yes **Badra** – Yes **VanLeeuwen** – Yes

Gooding – Yes **DeZwaan** – Yes. **Motion passed.**

c. Resolution regarding Residential Use in the Industrial District

Hancock still had concerns about pollution issues that could come from residents if they are in the Industrial District.

VanLeeuwen made a motion to accept the amendment regarding Residential Use in the Industrial District as presented. **Gooding** seconded the motion. Roll call vote was taken:

Hancock – No **Badra** – Yes **VanLeeuwen** – Yes

Gooding – Yes **DeZwaan** – No **Motion passed.**

d. Resolution regarding review and amendment of the Master Plan.

VanLeeuwen stated that there was a memo in the mail to Commission members. He noted that there have been changes to several areas such as: mobile home changes, changes because of the 2010 Census, property values/parcels. VanLeeuwen made a motion to proceed to renew/amend the Master Plan. DeZwaan seconded the motion. Motion passed. VanLeeuwen handed out a worksheet for each Commission member to use to look at the Master Plan and make any suggestions for changes that need to be addressed.

IX. Administrative Updates

A. Township Board-**Gooding** stated the February 14th Township Board Meeting

looked at several issues including: a license for the Glenn School to hold a raffle, a resolution regarding the train issue in Fennville, the drain system at Walker Road, a grant regarding tire recycling, a new fireman application, the Guidelines for poverty exemption, ZBA appointment, Zoning Ordinance Amendments, the 2012 gravel program, and the roadside mowing change to two instead of one.

B. Zoning Board of Appeals – **Newman** is the liaison, but **Smalley** reported in his absence that the Variance that was looked at 6:00 on Wednesday, February 29th was denied.

C. Zoning Administrator – **Smalley** reported that there could be a PUD request coming in up in the March meeting.

X. Future Meetings Dates

February "March" Meeting will be Tuesday, March 27th at 7:00PM at the Ganges Township Hall.

XI. General Public Comment -None

XII. Adjournment

Motion was made by **Gooding** and supported by **VanLeeuwen** to adjourn. Motion carries unanimously. Adjourned at 7:40PM.

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