

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for May 25, 2021
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

Vice-Chair: **Hancock** called the meeting to order at 7:00 PM.

Roll Call: Chair: Jackie **DeZwaan** — Absent

Secretary: Phil **Badra** — Present

Vice-Chair: Charlie **Hancock** — Present

Commissioner: Dale **Pierson** — Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

II. Additions to the agenda and adoption

Motion was made by **Badra** to amend the agenda, moving new business in front of old business and adding the letter from Carol **Josefowicz**, Chairperson of the Ganges Township Zoning Ordinance Board of Appeals (ZBA), to new business. Motion was seconded by **Pierson**. Motion passed.

III. General Public Comment — None

IV. Correspondence and upcoming meetings/seminars

The Planning Commission (PC) members have received a letter from **Josefowicz** Re: a possible Zoning Ordinance text amendment to require a current land survey when an applicant comes before the ZBA.

V. Public Hearing — None

VI. Approval of December 22, 2020 minutes

A motion was made by **Pierson** to approve the October 27, 2020 regular meeting minutes, with corrections. **Gooding** seconded the motion. **Badra** abstained. Motion passed

VII.New Business

a. Elect Officers

- a. **Badra** made a motion to nominate **DeZwaan** as Chairperson. **Pierson** supported the motion. Motion passed.
- b. **Pierson** made a motion to nominate **Hancock** as Vice Chair. **Gooding** supported the motion. Motion passed.
- c. **Hancock** made a motion to nominate **Badra** as Secretary. **Pierson** supported the motion. Motion passed.

b. Regular Monthly Meeting Schedule

A motion was made by **Gooding** to approve that the regular monthly meetings be scheduled on the 4th Tuesday of the month, at the Ganges Township Hall, at 7pm. **Badra** seconded the motion. Motion passed

c. Letter from **Josefowicz** Re: Zoning Ordinance text amendment to require a current land survey when an applicant comes before the ZBA.

Josefowicz explained that she thought it would be a good practice, in the case of setback variance requests, to require a survey to be done. It is imperative in the ZBA’s decision making process to know exactly where the property line is in relation to the structures on the property. **Smalley** suggested that line 1 of Section 16.5 could be changed from “...a site plan drawn to scale...” to “...a current survey...”.

Pierson commented that the smaller lots on Hutchins Lake make a survey even more vital. **Hancock** questioned how many times application site plans are incorrect. **Smalley** responded that it has ~~happen~~ *happened* but is usually caught, and corrected, as part of the plan review process.

Josefowicz stated that the burden should be on the property owner to provide proof that the property line(s) are where they are claiming they are. **Badra** agreed that professional documentation would be a necessity if a ZBA decision was ever appealed in court. **Pierson** supported the idea and suggested the text amendment be done sooner rather than later.

Badra agreed that it should be on the agenda to discuss at the next PC meeting.

VIII.Old Business

a. Two 80’ Towers on the Campit Resort site - 6635 118th Ave. Fennville MI.

Smalley reported that the Township Attorney had sent the owner a letter and that the owner had then called **Smalley** explaining that he was currently in Florida but would be back in a few weeks to address the situation; she has not received any other information from him since. **Badra** asked what the next step was. **Smalley** responded that since Camp- it has not complied with the deadline set by the Township Attorney the Township may pursue legal action. The Township Board would now need to give approval to issue a

citation and/or prosecute. **Badra** requested that the issue be added to the Board's June 8th meeting agenda.

b. **Ceisla** property Sand Mining:

Smalley reported that neither **Ceisla** nor **Vanderlip** have applied for any new sand mining permits. **Badra** mentioned that at the current rate of mining the approximately 700 cubic yards left on the current Special Land Use (SLU) would be done in 6-9 Months. **Badra** asked who would be responsible for reclamation of the property. **Smalley** stated that it would be **Ceisla**'s responsibility. **Pierson** commented that it should have been taking place as the hills were excavated, rather than at the end of the project

IX. Administrative Updates

Township Board-

Gooding reported that the Board had mostly been discussing improvements to the park and road in the Pier Cove area. The cost of maintaining and rebuilding the Township's roads is always hot topic. The board also discussed matters relating to the large homes being built in the area and the cost/shortage of construction supplies at this time.

Zoning Board of Appeals (ZBA)-

Pierson had nothing to report other than the fact that there is an upcoming ZBA meeting on June 3rd.

Zoning Administrator-

Smalley had nothing to report. **Badra** commented that ~~his church's~~ *St. Peter's Church's* flyer had an ad for Wedding services at the Modales Winery located at 2128 62nd St., Fennville, MI, which is not an allowed use. **Smalley** responded that she was unaware that they were advertising that sort of thing but that she does get a lot of inquiries from people who want to have wedding barns and glamping; and wondered if the PC would like to discuss the possibility of allowing those uses.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be June 22nd 2021 and July 27th 2021

XI. General Public Comment — None

XII. Adjournment

Motion was made by **Gooding** and supported by **Pierson** to adjourn. Motion carried unanimously. Adjourned at 8:10 PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary