

FINAL

**GANGES TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING APRIL 23RD, 2009 7PM**

1. Call to order and Roll Call

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

Roll Call Present: Howard, Looman, Gooding, Reimink, Birkes and DeZwaan

Members Absent: Soltysiak

Staff Present: Smalley and Bare

2. General Public Comment

Don Karaus Jr. offered that if the Planning Commission should need help in moving things along, then he has offered his services to do research or anything else needed.

3. Approval of agenda

Motion to approve the April 23rd Special Meeting agenda as written was made by Gooding and supported by DeZwaan. Motion carried.

4. Zoning Ordinance Workshop

At the March 19th special meeting it was decided that Planning Commissioners would split into smaller groups to review sections of the Zoning Ordinance that needed improvements. Each committee submitted their reports with suggestions on what should be changed or improved. (There are 4 attachments with each committee's reports).

The first report reviewed was by DeZwaan on the Section of General Provisions. The Planning Commission reviewed DeZwaan's findings and some sections needed more discussion. The attachment provided by DeZwaan does show her recommendations as being underlined.

3.08 – There was question on the language since it is already stated in each District, it was agreed that this section should stay as it is.

3.09D – Setbacks should show 10ft.

3.09E – wording needs to be taken out “except that a boat dock...”

There was also some discussion in this section about accessory buildings with out a main building and where they should be allowed. It was decided that in the Residential District there must be a main building present if there is an ~~assessor~~ ACCESSORY building. In AG/RES there should a request for site plan review. In the AG District there are accessory buildings allowed with out a main building.

3.10 – it was decided that the 3ft fence maximum should be replaced with a 4ft fence maximum and change the set back to 6ft from the ROW.

3.10B – it was decided that a 40ft setback from Lake Michigan or Hutchins Lake is needed in those districts.

3.12D – typo

3.14B – All Planning Commissioners agreed with DeZwaan's changes.

3.15 – All Planning Commissioners agreed with DeZwaan's changes.

3.16 – Birkes stated that this section should remain in the Zoning Ordinance so it gives the Zoning Administrator something to work with.

3.20 – typo

3.21 – Site Condos to be reviewed on Tuesday the 28th.

3.17B – Change the “ordinary high water mark” to read “from waters edge”.

3.17D – Change the wording to “decks” and make it meet all setback requirements of the main building.

3.25 – ~~there needs to be a comparison between the ordinance and put into wording format~~
WAS A COMPARISON AND THE DOCUMENT NEEDS TO BE MADE INTERNALLY CONSISTENT.

3.26C – this should be within the height of the turbine from all sides.

Public Comment was made at this time.

Steve ~~Bain~~ BEHN asked if the 4ft fence height was all over now and can you get a special use permit if your fence is over 4ft.

Howard responded that this is for front fences only.

Smalley stated that this is for normal site plan; otherwise a there would have to be application for a variance if over 4ft.

Another question raised was if an accessory building is built before the proposed house is built is this allowed? Yes, this is allowed as long as it is for storage and the building permits are issued for both buildings.

The next document reviewed was the committee who worked on Site Plan Review, Site Development Requirements and Signs. This committee consisted of Birkes and DeZwaan. (Please see attachment).

Birkes started going through each section as provided on the attachment.

SITE PLAN REVIEW

12.06B2 – There is text showing for deletion, this text needs to stay in.

12.02A3 – There are questions regarding how and who decides if there is lesser or greater impact on a site. It was decided that Commissioners should use their best judgment.

12.04E – There were questions if this should be left in. All Commissioners were in agreement that this should be left in and it should be enforced if it turns out to be over 1yr.

SITE DEVELOPMENT REQUIREMENTS

At this point in the meeting Bare had to leave due to conflict of schedule. Howard began minutes at this point (9pm).

Respectfully submitted by Kyla Bare, Ganges Township Recording Secretary.