

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for August 22, 2017**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

Chair **DeZwaan** called the meeting to order at 7:00 PM.

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

Secretary: Phil **Badra** — Present

Vice-Chair: Roy **Newman** — Present

Commissioner: Charlie **Hancock** — Present

Committee Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — ~~Absent~~ Present

**II. Additions to the agenda and adoption**

Motion was made by **Hancock** to accept the agenda, as presented. Motion was seconded by **Gooding**. Motion passed.

**III. General Public Comment**

Eric **Heavilin** – 6040 124<sup>th</sup> Ave. thanked the Planning Committee (PC) for the opportunity to amend The Crane Property’s Special Land Use (SLU)

**IV. Correspondence and upcoming meetings/seminars**

**DeZwaan** has PC letters to: Mr. Kramer  
Thistle Brewery

**DeZwaan** had no seminars to report on.

**V. Public Hearing** — Opened at 7:02PM

1. Crane Property LLC -6054 124<sup>th</sup> Ave. Fennville MI 49408

Revoke Special Land Use (SLU), 14.06 FF Winery

Parcel # 03-07-001-004-20 – 6040 124<sup>th</sup> Ave.

Rebecca **Crane** and Laura **Bale** explained that since the ~~Township Board~~ *Planning Committee (PC)* had revised the minimum acreage requirements for wineries in commercial districts they would like to change their previously approved SLU to include only the 3.9 acres originally owned by Crane Property LLC.

Audience Comments – No public comment

Close Public Hearing at 7:04PM

**Public Hearing** — Opened at 7:04PM

2. Crane Property LLC -6054 124<sup>th</sup> Ave. Fennville MI 49408  
Special Land Use (SLU), 14.06 FF Winery  
Parcel # 03-07-001-004-20 – 6040 124<sup>th</sup> Ave.

No further explanation needed.

Audience Comments – No public comment

Close Public Hearing at 7:05PM

#### VI. Approval of July 25, 2017 minutes

A motion was made by **Gooding** to approve the July 25, 2017 regular meeting minutes, with corrections. **Newman** seconded the motion. Motion passed

#### VII. Old Business – None

#### VIII. New Business

- a. Revoke Special Land Use for 10 acres– Crane Property LLC

**DeZwaan** stated that line #5 of the SLU Application should be amended to read Winery / Hard Cider Mill and Tasting Room. **DeZwaan** also pointed out that the application had been signed by their agent, rather than the owners. **Smalley** explained that **Crane** and **Bale** would sign the application.

**DeZwaan** reminded the applicant's that their request to revoke the current SLU must be voluntary. **Badra** restated that the change would remove 6.1 acres from the SLU, retaining only the 3.9 acres originally owned by **Crane** and **Bale**.

**Gooding** made a motion to revoke the SLU for a Winery / Hard Cider Mill and Tasting Room on Crane Property LLC parcel # 03-07-001-004-20. Motion was seconded by **Newman**.

**DeZwaan** made a motion to amend **Gooding's** motion; to add that the revocation was at the voluntary request of the applicant, based on a change in the current zoning.

Motion was seconded by **Newman**. Motion passed by roll call vote. DeZwaan — Yes

Badra — Yes  
Newman — Yes  
Hancock — Yes  
Gooding — Yes

b. Special Land Use for 3.9 acres– Crane Property LLC

**DeZwaan** stated that the SLU for a Winery / Hard Cider Mill and Tasting Room on the parcel # 03-07-001-004-20 met all 37 requirements of the Site Plan Review. **DeZwaan** also reminded the applicants that they must continue to comply with all of the winery requirements.

**Badra** moved that the SLU for a Winery / Hard Cider Mill and Tasting Room on the original 3.9 acres of parcel # 03-07-001-004-20, as legally described on the Site Plan, be approved; as it complies with Zoning Ordinance Sections 12.03 Site Plan Review Requirements and 14.06 (FF) Specific Special Land Use Standards for Wineries, with the following conditions:

1. The property lines are adjusted to reflect the above changes.
2. The applicants acknowledge that the SLU will no longer exist on approximately 6.1 acres of the above parcel and that this change was requested by the applicants.
3. The removal of the SLU on the 6.1 acres and the approval of the SLU on the 3.9 acres of parcel # 03-07-001-004-20 shall be recorded with the Allegan County Register of Deeds within 90 days of the date of the PC public hearing; August 22, 2017.

Motion was seconded by **Newman**. Motion passed by roll call vote. DeZwaan — Yes

Badra — Yes  
Newman — Yes  
Hancock — Yes  
Gooding — Yes

**Heavilin** and **Smalley** discussed the boundary line adjustment process.

## IX. Administrative Updates

Township Board-

- a. **Gooding** stated that the Board met on August 8th, 2017 at 7pm and discussed the purchase of a \$15,000 ladder fire truck from South Haven Township.
- a. **Gooding** also commented that the Board had discussed hiring a new deputy clerk.

Zoning Board of Appeals (ZBA)-

**Smalley** informed **Newman** that she had recently received a variance application regarding a fence setback, and had scheduled a ZBA meeting for September 21<sup>st</sup> at 6 pm.

Zoning Administrator-

**Smalley** reported that the Thistle Brewery SLU had not been recorded because the Board had not approved the conditional rezoning, as of date.

**Smalley** also reported that she had received the Della-Ray SESC permit and building permit application for the storage building and would forward the signed site plan to the applicant.

**Smalley** stated that she had been in touch with Todd Robbins and that the Glen Vineyards LLC Special Land Use (SLU) ~~would not need to be rescinded~~ *had been recorded*.

**Smalley** also commented that Cottage Homes would be submitting a new site plan for review, but had not met the September meeting deadline, so it should be on the October PC meeting agenda.

#### **X. Future Meetings Dates**

The future dates of the PC Regular meetings will be Tuesday, September 26th, 2017 and October 24<sup>th</sup>, 2017.

#### **XI. General Public Comment - none**

#### **XII. Adjournment**

Motion was made by **Gooding** and supported by **Badra** to adjourn. Motion carried unanimously. Adjourned at 7:52PM.

**Respectfully Submitted**

**Jennifer Goodrich**

**Ganges Township Recording Secretary**