

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for July 28, 2020
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: 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

A motion was made by **DeZwaan** to add the Allegan County Land Information Services (LIS) update of the zoning map and Dan Ciesla's quarterly reports to Old Business; and move the Cottage Home Site plan review before the Zoning Ordinance Amendments in New Business. The motion was seconded by **Badra**. Motion passed.

III. General Public Comment — None

IV. Correspondence and upcoming meetings/seminars

DeZwaan has correspondence from the Fire Chief Re: Harmony Lane

DeZwaan also has: a letter from the Township Attorney (privileged)

Smalley's letter to Dan Ciesla requesting the Quarterly Sand Mining Reports

V.Public Hearing

Open Public Hearing was opened at 7:02PM.

a. Text Amendments:

1. Zoning Ordinance amendments to Article 2 Definitions

Add: Agricultural Products Retail are goods and services supplied to Farmers and Farm Operations such as seeds, fertilizers, pesticides and equipment.

Add: Antenna – Communications Equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

Add: Commercial Small Cell Communications Facility – A wireless facility that meets both of the following requirements: (1) Each antenna is located inside an enclosure of not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit into an imaginary enclosure of not more than 6 cubic feet. (2) All other wireless equipment associated with the facility that is not mounted on the tower is cumulatively not more than 25 cubic feet in volume.

Add: Commercial Small Cell Communications Tower – A freestanding structure designed to support, or capable of supporting, Commercial Small Cell Communications Facilities. This does not include a Utility Pole.

Add: General Retail is the use of a building or structure thereof for the display and sale of merchandise, and involves stock goods, wares, or merchandise incidental to such purposes and accessible to the public. It shall include but not be limited to Department Stores, Grocery Stores, Pharmacy/Drug Stores, Retail or Wholesale Stores.

Change: Restaurant to – a building in which food and drinks are prepared and sold for consumption on the premises, or for takeout. Delete rest of sentence.

2. Zoning Ordinance amendment to Article 3:

Adding 3.36 Commercial Small Cell Communications Facility with Tower 75 feet or less in height

3. Zoning Ordinance amendment to Article 5.02 Table of Uses:

Remove Agricultural Service Establishment and AG Products Retail

Private Road – Change Cluster Use Development to Open Space Development

4. Zoning Ordinance amendment to Article 8.02 Table of Uses:

Add: (less than 2500 sq. ft.) to Bakery, Computer Sales, Florist, Grocery, Store, Lumberyard, Pharmacy, Printing, Retail General, and Wholesale

5. Zoning Ordinance amendment to Article 10.9K4:

Change MDNRE to MDNR

6. Zoning Ordinance amendment to Article 11.02 Table of Uses:

Add: (less than 2500 sq. ft.) to Lumberyard and Wholesale

7. Zoning Ordinance amendment to Article 12.02A

Add: #7 Commercial Small Cell Communications Facilities of 75 feet or less in height; after initial approval by Planning Commission (PC)

Smalley would also like to add the letter K to Article 3 Section 3.36, in front of Site Plan Review Submission Requirements.

Audience Comments:

Julie **Cowie** - 876 ½ Blue Star Hwy, Rural Gig LLC commented that “Something was better than nothing...” in regards to the proposed amendment of Article 12.02A. **Cowie** remarked that Clyde and Casco Township both have Ordinances that allow Commercial Small Cell Communications Facilities of 90-100 feet in height. **Cowie** explained that Rural Gig’s request was necessitated by the repeated expense of PC Site Plan Review. Cowie reiterated that Rural Gig is trying to serve small clusters of residents that need Internet service even more now than they did before, due to the Covid 19 Pandemic. Close Public Hearing at 7:08PM

VI. Approval of May 26, 2020 minutes

A motion was made by **DeZwaan** to approve the May 26, 2020 regular meeting minutes, with corrections. **Badra** seconded the motion. Motion passed

VII. Old Business

- a. **DeZwaan** reported that she had picked up the new zoning maps from LIS. The new maps had been updated to show the change to the Craycraft property Parcel #03-07-003-008-01 showing the Boundary Line Adjustment and change to Commercial Zoning. The other change/correction was the designation of the Camp-it property Parcel #03-07-016-032-00 to Commercial Zoning (an error in previous maps)
- b. **DeZwaan** asked **Smalley** if Dan Ciesla had responded to her letter regarding the 2020 first and second Quarter Sand Mining Reports. **Smalley** reported that Ciesla had returned her letter with a note explaining that Top Grade had not been mining since 2019. **Smalley** added that a Top Grade Representative had informed her that Scott Vanderlip had been mining the site since Top Grade stopped but Ciesla had not submitted reports for Vanderlip. **DeZwaan** wants to put this topic as an agenda item for the next meeting where they will discuss a possible stopwork order and/or revocation of the Special Land Use (SLU).
- c. Jeremy **VanEyck**- Cottage Home presented the revised Floor/Site Plan for the Wood Shop at 6810 124th Ave. **VanEyck** would like to install a spray booth in the cabinet shop and is requesting that the second condition of his 2017 Site Plan approval “that painting or finishing be done off site with no hazardous materials stored or used on site” be removed.

Pierson questioned what type work would be done in the booth. **VanEyck** replied that it would safely allow them to use various finishes including latex and oil based paints, lacquers, and varnishes to finish the cabinets on-site, rather than in the customers home.

Badra questioned the floor plan regarding the mezzanine, storage, office and women's bathroom space. **VanEyck** explained that those spaces are below the mezzanine and it is used as storage space for materials.

Badra questioned why they needed additional office space if the site plan showed an office where the old dwelling was torn down. **VanEyck** explained that they still plan to build the professional office building for their various enterprises and that this office was more of a break room for the construction manager and crew with internet and bathroom facilities.

Pierson asked when Phase 1 had been completed. **VanEyck** produced his Certificate of Occupancy (C of O) which was issued in February of 2020.

Pierson asked what the current procedure was to install cabinets in a client's home. **VanEyck** replied that they would build them in the shop and then install them for the customer; then they would finish the cabinets, trim work, etc. in the home. **VanEyck** went on to explain that the booth would be inside the project space and vented by a 3500 cfm exhaust fan, through disposable filters, out a 12" pipe on the west side of the building; allowing them to do the finish work in the shop and let the cabinetry cure outside of the booth in the open room, instead of the customers home.

Pierson asked if the room would need to have a fire suppression system installed. **VanEyck** responded that the system is all self-contained. **DeZwaan** asked if any alarm systems or other special requirements would need to be met. **Smalley** explained that when the application was made to install the equipment any other requirements will be brought up in the Inspector's review process.

Hancock asked what they do with used materials. **VanEyck** explained that the paint, varnish, lacquer, etc. would be stored in the tool storage area in an appropriate cabinet. Gloves, masks, suits, and filters that may contain dry/inert contaminants would be properly disposed of.

DeZwaan raised concerns over the construction of the mezzanine and whether it was built to Michigan Commercial Building Code and was Americans with Disabilities Act (ADA) compliant. **DeZwaan** also questioned whether or not **VanEyck** had turned in all of the documentation that the PC requested as a condition of approval. **Smalley** assured her that all of the proper permits/approvals had been obtained before the Building Permit was issued and that the building construction (mezzanine included) had been approved by the Building Official, or they would not have received their C of O. **DeZwaan** reminded **VanEyck** that the construction of the other phases of this project is time sensitive.

Pierson stated that he would prefer that the finishing process be done in the shop rather than in the customers home and made a motion that the PC accept the change in conditions to the approved Site Plan for the Cottage Home parcel#03-07-005-003-00; allowing painting and finishing to be done on-site, with proper storage and disposal.

Motion was seconded by **Badra**. Motion passed by roll call vote. DeZwaan – No

Badra – Yes
Hancock — Yes
Pierson — Yes
Gooding — Yes

b. Amendments and Additions to the Zoning Ordinance

Pierson made a motion to approve the additions and changes to the Article 2 Definitions.

DeZwaan seconded the motion. Motion passed by roll call vote. DeZwaan – Yes

Badra – Yes
Hancock — Yes
Pierson — Yes
Gooding — Yes

DeZwaan made a motion to approve the Article 5.02, Article 8.02, Article 10.94K4, and Article 11.02. **Gooding** seconded the motion. Motion passed by roll call vote.

DeZwaan – Yes
Badra – Yes
Hancock — Yes
Pierson — Yes
Gooding — Yes

The addition of Section 3.36 to Article 3 was discussed. **Pierson** wants towers over 75’ to get site plan approval from the PC due to extra engineering that is involved. **DeZwaan** agrees. **Hancock** asked what a 75’ tower would look like Cowie described a mast or lattice type construction rather than a pole type. **Hancock** asked if a 75’ tower will meet the needs of the Ganges Township resident’s that she is trying to serve. **Cowie** replied that it would not. **Smalley** reminded Cowie that they could still have taller towers it would just require the extra expense of site plan approval for a SLU.

Pierson made a motion to accept the amendment to Article 3, adding Section 3.36; as well as the Amendment to Article 12.02A- Staff Approval, adding #7. **Badra** seconded the motion. Motion passed by roll call vote. DeZwaan – Yes

Badra – Yes
Hancock — Yes
Pierson — Yes
Gooding — Yes

VIII. Administrative Updates

Township Board-

Gooding reported that at the June Township Board meeting the Board passed the Budget. **Gooding** reported that at the July meeting the Board discussed imposing stiffer fines for trespassers at the Pier Cove Beach and trying to incentivize the police to do a better job of patrolling and enforcing the park rules. Park goers are also removing or ignoring the boundary signs placed along the beach.

Gooding also reported that there is an ongoing problem with people parking along 60th and Cedar St. The police refuse to fine people for parking on the roadside if there aren't no parking signs installed. The Road Commission will not install them without the Townships approval but there is some discussion as to who would foot the bill, Ganges or Clyde Township. There was also some discussion about whether or not Ganges Township should be helping to pay for a new culvert under I-96.

Zoning Board of Appeals (ZBA)-

Pierson reported that the ZBA had met on June 22nd to discuss a 2nd story addition to Ruth Malda's cottage at 6025 122nd Ave. The decision was postponed at that time. A meeting for the continuance of that request for setback variance 6.03A was held on July 13th. As suggested by the ZBA members the applicant brought three different construction plan proposals. The ZBA approved plan 2 which had no change to the footprint or lot coverage but gave them a full second story and moved the roadside wall of the cottage five feet in (away from the road).

Zoning Administrator-

Smalley had nothing to report.

IX. Future Meetings Dates

The future dates of the PC Regular meetings will be August 25th 2020 and September 22nd 2020

X. General Public Comment — None

XI. Adjournment

Motion was made by **Gooding** and supported by **Hancock** to adjourn. Motion carried unanimously. Adjourned at 8:30PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary