

Ganges Township Planning Commission
Special Meeting Minutes ~~DRAFT~~ Final for November 20, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Chairman **Birkes** called the meeting to order at 7:00 PM

Roll Call: Chairman: Jim **Birkes** – Present
Asst Vice Chairman: Barry **Gooding** – Present
Secretary: Jackie **DeZwaan** – Present
Commissioner: Sally **Howard** – Present
Commissioner: Ed **Reimink** – Present
Commissioner: Dawn **Soltysiak** – Present
Board Trustee: Terry **Looman** – Absent

Also present was Zoning Administrator Tasha **Smalley**

II. **General Public Comment**

Roy Newman 6621-121st Ave. expressed his concerns with the decision not to tape the special meetings. He suggested the tapes ensure the minutes reflect all the detail the public would like to see, are a necessary tool to support the notes taken during the meetings, and that all meetings continue to be recorded.

Approval of Agenda

Motion made by **Soltysiak** to approve the agenda as presented, seconded by **Howard**. Motion carries unanimously.

III. **Zoning Ordinance Workshop**

- A. Review of Article 4, Districts; Article 7, Manufactured Home District; & Article 8, Local Business District.
Howard has contacted LSL and Brenda would like to have another meeting with the Township Board and the PC after the changes, are completed and before the public hearing. This meeting would probably be before work on the districts has been completed. **Howard** will work with the township clerk regarding funding for a joint meeting of the Township board and the PC. This should provide another draft that would be easier for the PC and the board to work with. **Howard, Gooding, and Reimink** are on a committee that will work on the Ag/Res and Res districts. **Howard**, will forward the many changes to Articles 7 & 8 that were completed during this meeting. The PC will continue to work on the commercial district (page 8.2) at the next special meeting.

IV. **Other business that may come before the Commission**

DeZwaan explained the Township board had approved 3 PC members to attend the Wind/Zoning workshops presented by MSU. Anyone interested should contact the township clerk. **DeZwaan** would like to attend the workshop at Grand Rapids; **Soltysiak Soltysiak** expressed interest in attending the workshop at Benton Harbor.

V. **Future Meeting Dates**

The next Regular Meeting of the Ganges Township Planning Commission is Tuesday, December 16th at 7:00 pm, and the Special meeting will be held December 18th at 7:00 pm.

VI. **General Public Comment**

Carmen Behn-2276 68th St. stated her concerns on several issues the PC had reviewed. She would like the PC to reduce the maximum lot coverage to much less than 65% in the mixed use and commercial areas because this would provide for density in these areas that could have housing and business as close as 9 feet from each other; limit zero lot line zoning; and questioned if the lot sizes for shooting ranges are adequate and would like to see the acreage for these uses increased.

VII. Adjournment

VIII. Motion by **Howard** and supported by **Reimink** to adjourn the meeting at 10:07 pm. Motion carries unanimously.

Respectfully submitted,
Jackie DeZwaan
Ganges Township Planning Commission Secretary