

**Ganges Township Planning Commission**  
**Special Meeting Minutes DRAFT for July 17<sup>th</sup>, 2008**  
**Note Start Time: 6:00 pm**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

I. Vice Chairman **Gooding** called the meeting to order at 6:00 PM

**Roll Call:** Chairman: Jim **Birkes** – Present  
Asst Chairman: Barry **Gooding** – Present arriving at 6:47  
Secretary: Jackie **DeZwaan** – Present  
Commissioner: Sally **Howard** – Present  
Commissioner: Ed **Reimink** – Present  
Commissioner: Dawn **Soltysiak** – Present  
Board Trustee: Terry **Looman** – Present

Also present was Zoning Administrator Tasha **Smalley**

**II. General Public Comment**

Susan **Poolman** (7021 114<sup>th</sup> Avenue) regarding the recent petitions that had been submitted to the Township Board asked if the signatures needed to be signed by Ganges Township registered voters. **Howard** explained that only signatures on a petition that is submitted specifically to run for office within the township are verified to be registered voters. Otherwise petitions become part of public record under correspondence.

Phil **Badra** (2230 70<sup>th</sup> Street) noted that the petition that Poolman was referring to is the one that was submitted at the last Township Board meeting, which stated that the PC was passing an ordinance that would not allow residents to cut trees down and other misinformation. The people that signed the petition thought they were signing it for one reason, and the petition actually said something different.

**III. Approval of Agenda**

Trustee **Looman** noted receipt of a MEMO that was submitted by John **Hebert**, Township Supervisor, dated July 14<sup>th</sup>, 2008 regarding Zoning Ordinance Amendments. It was decided that the PC will review each item on the memo while reviewing the ordinances in tonight's meeting. It was added to the agenda under IV Zoning Ordinance Workshop (A).

Motion by **Looman** to approve the agenda with noted change above, seconded by **Howard**. Motion carries unanimously.

**IV. Zoning Ordinance Workshop**

**A. Review Hebert Memo regarding Zoning Ordinance Amendments dated July 14<sup>th</sup>, 2008.**

The Planning Commission began reviewing the suggested changes that had been identified and recommended by Contracted Principal Planner Brenda **Moore**. They began by "Definitions", Section 2.01 – 2.25 completing review of that section. They then began reviewing suggested changes to the "General Provisions", Section 3.0 – 3.09 Accessory Buildings and Structures..

The next Special Meeting will commence with "General Provisions", Section 3.10 Fences.

**B. Other Business that may come before the Commission**

None

**C. Future Meeting Dates**

The next Regular Meeting of the Ganges Township Planning Commission is Tuesday, July 22<sup>nd</sup> at 7:00 pm.

#### **D. General Public Comment**

Susan **Poolman** (7021 114<sup>th</sup> Avenue) clarified that if an accessory building is built on vacant land, would they then be able to build a house on that. After brief discussion it was noted that it's possible that there may not be room to build a house once the accessory building is built due to required setbacks.

If someone were to build a pole barn how much land is required to do that? **Birkes** answered saying it would be the same requirement as per the Zoning District it is being built in (Residential, Agricultural, Commercial, etc.) **Smalley** added that if it's a lot on record they would still be able to build a house, but if they create a new lot to put an accessory building on that would have to meet the setback requirements.

**Poolman** asked for clarification on a Home Occupied Business vs. Home Based Business. A Home Occupied Business means you have people come to your home for a service that is done in the home. A Home Based Business is a building that is based in the home, but services are done outside of the home like an electrician.

Phil **Badra** (2230 70<sup>th</sup> Street) asked the PC if the ordinary high water mark only refers to Lake Michigan? **Birkes** answered that it applies to Hutchins Lake as well. Does that mean that you can't have a boathouse on Lake Michigan? It was determined that there is a need for a definition for boathouse for clarification to this question.

**Badra** requested clarification on the driveway definition. After review the PC agreed that there needs to be a clarification to the definition for driveway.

#### **E. Adjournment**

Motion by **Looman** and supported by **Howard** to adjourn the meeting at 9:25 pm. Motion carries unanimously.

**Respectfully submitted,**  
**Ronda J. Hall**  
**Ganges Township Recording Secretary**