

Ganges Township Planning Commission
Regular Monthly Meeting Minutes *FINAL* for March 23, 2010
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Call to Order and Roll Call

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

Roll Call: Chair: Sally **Howard** – Present Vice Chair: Barry **Gooding**- Present
Secretary: Jackie **DeZwaan** – Present Board Trustee: Terry **Looman** - Present
Commissioner: Ed **Reimink** – Present Commissioner: Phil **Badra** – Present
Commissioner: Ross **Wightman** - Present
Zoning Administrator Tasha **Smalley** was also present.

II. General Public Comment

There was no public comment.

III. Approval of prior minutes 1/26/2010

January 26, 2010 – Motion by **Gooding** to approve the minutes of the January 26th Regular Meeting with corrections. Seconded by **DeZwaan**. Motion was approved.

IV. Approval of Agenda

Gooding asked for the addition of Review of **Martinson** application for Site Condo under Old Business.

Motion by **DeZwaan** to accept the Agenda with the change suggested. Motion was seconded by **Looman**. Motion was approved.

V. Old Business

A. Plan public hearings for updated Zoning Ordinance

Howard asked for anything that may need to be gone over before the public hearings are set. **DeZwaan** brought up question on number of horses allowed on 3 or 5 acres. **Looman** reported that there have been calls questioning what is allowed. In a committee report done by **Smalley** and **DeZwaan** dated August 10, 2009 it was given at 2-5 acres, 3 large animals were allowed, 5-10 acres, 7 large animals were allowed. **Howard** and **Looman** in their committee report felt it was too complicated to determine fractions of animals allowed. Also in the residential section the wording differs from the res/ag section. It was felt that the wording needed to be consistent and should read “large animals”.

Gooding brought up the road issue that was brought up in the last Regular meeting. There was discussion about unit lines at right angles or radials to street lines. How would a cul-de-sac be affected? References were made to page 52 of the Zoning Ordinance, #6, and page 3-25 where there is a picture of how those lines would work. **Reimink** expressed concern about Site Condo applications being easier than a PUD. Land division is easier with a Site Condo and he felt this could be a potential problem. Others felt with the requirements it would be alright, or **DeZwaan** suggested that maybe the wording from the PUD could be

included concerning restriction of land division. **Howard** will see that this wording is added. **DeZwaan**, **Gooding** and **Looman** agreed that the private road requirements needs to be revisited. Now it is required to have 66' clearance, which can not be used as part of the open space requirement. **Smalley** suggested that maybe the number of houses using the private road could be a determining factor, maybe 3 houses to be serviced by less than 66', bowling alley parcels would be a good example.

Badra asked that since the Ordinance Draft has been given to the Township Board is this really a good time to be changing or amending anything yet. **Looman** said that he had sent a Memo to the Board but had not heard any response.

DeZwaan stated that it was the Board that had suggested that the road issue be revisited before the Final Draft. **Howard** stated that the Township Board does have a Draft at this time and suggested that the PC go over the road issue and then wait to make any other changes at this point. **Looman** will recommend that the Draft review be on the Township Board's Agenda. He said that after attending seminars on wind energy we may have some things to go over in that area. **Howard** suggested that the Commission continue with the road issue and give that information to the Township Board before the Public Hearings. **Smalley** suggested lowering the right of way for 2-3 houses to 33' with a 12' travel surface, 4 or more houses would require 66'. **Wightman** had concerns about the 12', but the fire department has said that trucks could pass each other on a 12' surface. **Howard** suggested 2-4 lots at 33', and 5 or more at 66'. It was decided to go with the 2-4 at 33', 4 or more at 66'. **Badra** said this should apply to PUD's and Site Condo's. **Howard** will convey this to the Board in writing.

Back to the Public Hearing: **Howard** felt that the biggest public concern is going to be around the Commercial/ Res/Ag area along Blue Star Hwy. We need maps to clearly show the proposed changes. Allegan County Land Info Services could supply those maps, **Howard** will call them. **Gooding** talked about a new sewer system that could impact this area since the big concern is the perkability of that area. **Howard** said that she has a system similar to this and there still needs to be enough acreage for a back up. **Looman** said there needs to be an overview before the public hearings, it was stated that the Public Notice ~~given by the Attorney— will be the~~ *in the paper provides the* overview.

The consensus was that the PC did not want LSL to make the presentation. It was felt that at least two public meetings would be necessary, with one meeting just for the Commercial proposal. Two things were suggested, 1. That there be adequate time to hear from the public, and 2. That there is adequate time to educate the public. **Howard** suggested that we could do one public hearing the week before the Regular Meeting and then the second one the same night as the Regular Meeting. **DeZwaan** suggested that we present this as a draft and that it will change before it is completed. **Smalley** said that if it is specific in the publication for hearings, it will let the public know that the Commercial Zoning will be handled separately. **Smalley** also asked if the Draft will be available on line, **Howard** will talk with the Township Clerk about this, but it will be available in hard copy and there could be a charge for each copy, which the Board would have to set.

Dates were discussed for the Public Hearings in June, but **Looman** felt the Board would like it to be sooner. He will ask for it to be on the Board's Agenda for the April meeting, the PC would then have input for it's Regular April meeting. It was proposed that the Public Hearings be set for May 25 and 26, 2010 at the Glenn Hall. **Reimink** asked if it would be possible for the PC to meet with the Board to go over the presentation to be more prepared for the Public Hearings, **Looman** will check with the Board about a joint meeting. After the Township Attorney reviews the Draft it would be good to do a dry run or work session to go over the presentation. At this point the time line would be April 13 Township Board meeting, PC to get feedback and then

joint meeting, April 27 would be the Regular Planning Commission meeting, at which the **Martinson** application will need to be addressed, May 11 Township Board meeting, May 18 work session, May 25 and 26 Public Hearings. If this is how it works Public Notice will need to be posted by May 3, 2010.

Reimink said that we need an index for the Draft, and that all need to be on the same draft.

Howard will do an opening statement and will present that to the PC on May 18th. **Looman** brought up that LSL Planner owes us one Public Hearing, but it was felt that the PC did not want the planner to present the Draft, **Howard** suggested that maybe they could do the indexing for the Draft instead. **Howard** will draft an outline of the timeline that has been suggested and send that to the Township Board.

B. Review of **Martinson** Application.

Motion was made by **Gooding** that because of lack of representation for the **Martinson** Site Condo application that it be tabled until the April meeting. Supported by **Badra**. Motion approved.

VI. New Business

A. Review bylaws to change order of Agenda

Change will affect Section 7F, **Badra** proposed:

- I. Call to Order/Roll Call
- II. Addition to Agenda and adoption
- III. General Public Comment
- IV. Correspondence-upcoming meetings/seminars
- V. Public Hearing
- VI. Approval of Prior Minutes
- VII. Old Business
- VIII. New Business
- IX. Administrative Updates
- X. Future Meeting Dates
- XI. General Public Comments
- XII. Adjournment

Motion was made by **Badra** to amend the bylaws dated April 28, 2009 to change Section 7F to change the format to the proposed order above. Supported by **Gooding**. Motion approved.

VII. Administrative Updates

A. Township Board – **Looman** had nothing to report.

B. Zoning Board of Appeals – **Gooding** had nothing to report.

C. Zoning Administrator – **Smalley** had a Memo concerning **Dan Ciesla's** report for total yards of sand removed in 2009. May is the end of his project.

VIII. Correspondence

An updated Planning Commission list was distributed

The Planning Commission Annual Report for 2009 was distributed. It has been given to the Township Board, but the PC needs to approve. **Badra** made a motion to approve the report as given, **Looman** supported. Motion was approved.

Articles about Wetlands reform and the Michigan Water Withdrawal Assessment Tool

Memo from, President of the Hutchins Lake Improvement Association, this was also given to Clyde Township. No response will be given by PC.

MSU workshop on Small Scale Renewable Energy Systems 101, information was given, if interested contact the Township Clerk.

DeZwaan reminded the PC that the budget is due to the Township Board for their May meeting.

Any suggestions can be given to **Howard**.

Looman had information from a seminar that he had attended at Lake Michigan College on Wetlands, if anyone wanted. Also information from Monterey Township concerning wind energy.

IX. Future Meeting Dates

April Regular Meeting will be Tuesday, April 27, 2010 at 7:00PM at the Ganges Township Hall.

May Special Meeting will be Tuesday, May 18, 2010 at 7:00PM at the Ganges Township Hall. Public Hearings possibly at the Regular Meeting on Tuesday, May 25, 2010 and a Special Meeting on Wednesday, May 26, 2010 to be held at the Glenn Hall.

X. General Public Comment

Charles Bielik, 2260 63rd Street – Had questions about wind energy, but he felt that Looman had information that he needed. Looman added that we are in one of the best places for these wind generators and most will be about one mile off shore. There was further discussion about decibel levels and how things were changing already in this area of energy, such as sizes, noise levels.

Bob DeZwaan, 2259 68th Street – PC needs to make sure that all are using the same Draft of the ordinance changes. He asked about the public's process of submitting questions during the Public Hearings, if organized it would make things run more smoothly. He also asked for clarification on the **Ciesla** report. **Smalley** said **Ciesla's** permit expires in May 2010. If he wants to continue he would have to apply for a new permit.

XI. Adjournment

Motion was made by **Looman** and supported by **Gooding** to adjourn. Motion carries unanimously. Adjourned at 9:12PM.

Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary

