

Ganges Township Planning Commission
Regular Monthly Meeting Minutes APPROVED for February 23, 2016
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 7:00PM.

Roll Call: Chair: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Absent

Vice-Chair: Roy **Newman**-Absent Commissioner: Charlie **Hancock** –Present

Board Trustee: Barry **Gooding**-Present

Zoning Administrator Tasha **Smalley** was also present.

II. Additions to the agenda and adoption

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

III. General Public Comment

Rebecca Broshours, PRESIDENT OF THE GLENN COMMUNITY CENTER, 1428 Rolling Hills – voiced concerns about the amount of trash that has been left in the area of Dr. Bastow’s office. There has been no attempt to clean this up.

Smalley stated that a Stop Work Order was issued and that stops all work, they are to do nothing. It was questioned as to whether that order was still there and **DeZwaan** stated that it was there as of this morning.

Bob Amber-Gershner’s GERSTNERS Hardware- 6988 114th Avenue- asked about a copy of the Site Plan, and **DeZwaan** stated that the maps were posted on the whiteboard in the room. She also explained the process used.

There was some questions about the differences in the address listed on the Site Plan/application. Another was a question as to who **Larry Moonaghan** was, and clarification on the removal of waste, such as body or radioactive materials.

Sue Hefner, 1595 Blue Star asked about the erosion/run off into the Glenn ditch, which ends up in Lake Michigan. This run off does not seem to be restricted, there is a multitude of vehicles in and out of the parking lot, which causes safety concerns.

IV. Correspondence and upcoming meetings/seminars

DeZwaan said that she had a letter and email dated 10/28/15 and 12/1/15 from **Havilan**, a copy of a THE ANNUAL PC report given to the **Township Board**, dated 12/1/15, email and letter from the **Township Attorney** dated ~~10/30/15~~ and 1/7/16 AN EMAIL DATED 2/16/16 FROM SUE HEFNER and **Ciesla’s** 2015 4th quarter report PRESENTED AT THE MEETING.

Gooding had a flyer for a meeting of the Allegan Township Services for February 29th, 2016 at 7:00PM. This will look at Township relationships with each other and is open to the public.

V. Public Hearing –Dan Ciesla – Parcel#0307-035-010-00, 6342 113th Avenue, Sand Mining Special Land Use

The Public Hearing was opened at 7:10PM.

Ross Veltema of Top Grade Aggregates LLC. stated that what they would like to do is relocate the entrance to the property from 113th Avenue, which was originally what had been used, to a driveway to 64th Street, which would be better.

Dawn and Ralph ROB Soltysiak, 6322 113th Avenue asked if the scale of the sand mining was changed.

The Public Hearing was closed at 7:15PM.

VI. Approval of October 27, 2015 minutes – Motion by **DeZwaan** to approve the October 27, 2015 regular meeting minutes with corrections. **Gooding** seconded the motion. Motion passed.

VII. Old Business-Zoning Ordinance updates

Since there were members absent it was decided to put off discussion of the Zoning Ordinance updates until the next meeting.

VIII. New Business

Election of officers:

Gooding made the motion for **DeZwaan** as Chair. **Hancock** seconded the motion. Roll Call vote was:

Gooding - Yes, **Hancock** – Yes, **DeZwaan** Abstained. The motion passed.

DeZwaan made a motion for **Newman** as Vice-Chair. **Hancock** seconded the motion. Roll Call vote was:

DeZwaan – Yes, **Gooding** – Yes and **Hancock** – Yes. The motion passed.

Gooding made a motion for **Badra** as Secretary. **Hancock** seconded the motion. Roll Call vote was: **DeZwaan** – Yes, **Hancock** – Yes and **Gooding** – Yes. The motion passed.

Regular PC meetings – Discuss and post

DeZwaan read a copy of the posting for the Planning Commission’s regular meetings. **Gooding** made a motion to accept the posting for the Planning Commission’s Regular meetings set for the 4th Tuesday of each month unless otherwise notified. **Hancock** seconded the motion. The motion passed.

Special Land Use request – Dan Ciesla – 6342 113th Avenue

Hancock asked if crushed cement is used for the driveway, when the mining is done would restoration also be done so that this land can again be farmed? **Veltema** stated that is going on as the mining is being done. He would have to talk with **Ciesla** to see if he would want to keep the drive or have it restored to farm land. **DeZwaan** stated that this needed to be included in this request now. Realizing this is expensive to put in, it could become a problem later. **Hancock** asked about ownership of the land, which is owned by **Ciesla**, who has given **Top Grade Aggregates LLC**. **Gooding** felt this request was the same as the original plan, there would be no big hole and would be restored to farm land. **Gooding** felt the crushed cement drive would not be an issue as moisture goes through and grass will grow up through it or could be worked into the ground. **Gooding** stated that he had talked with **Larry Brown** and was told that this driveway on 64th would be a safe place. **DeZwaan** stated that looking at the Site Plan that it appeared this request was an expansion of the original plan. Also the narrative mentions that this would be a Class 2. **Veltema** stated that in previous discussions he had expressed interest in going to a Class 2, but had decided against that and would like to stay at a Class 1. He said the narrative was wrong. He was told that he would need to make quarterly reports, annual report, would need to state who was responsible and there would be an annual inspection. After much discussion suggestions were made to change some of the items on the map that was presented with the request: Pit access/mineral extraction needs to state Class 1, changed to mining, the parcel # is wrong, the map is not drawn to scale, the driveway permit has problems with what is put in, concrete or galvanized and the area of mining seems to be larger. **Veltema** stated that in order to reclaim the area properly it needs to be larger. The mining area is not larger, but the reclamation area is larger. This needs to be included in the request explaining why the reclamation area needs to be larger. **Veltema** was told that he needed a New Site Plan to get approval OF THE 8.36 ACRES. He asked if it was possible to stay in the same zone and get the driveway approved. **DeZwaan** recommended that the decision on the Site Plan should be delayed until all of the questions and discrepancies are clarified. **Smalley** has the information that needs to be clarified and will get that information to **Mr. Veltema** so that he can return next month for approval. There was also some discussion as to how much of the 127,000 cubic yards were yet available for mining. The original request was made in 2004 and stated that it had to be reviewed RENEWED every 5 years. The 2010 minutes state that 15,000 cubic yards in a twelve month period was allowed. **Veltema** stated that he would have to look at the numbers. **DeZwaan** made a motion to table deliberations on the **Dan Ciesla/Top Grade LLC** sand mining/mineral extraction Special Land Use site plan amendment until the next regular Planning Commission meeting on March 22, 2016. **Hancock** seconded the motion. Roll Call vote: **Hancock** – Yes, **Gooding** – Yes, **DeZwaan** – Yes. Motion passed. At that time the PC will continue their deliberations and review. **Gooding** asked about the permit for the driveway and questions he had. He was told it is the responsibility of the applicant to get permits but he had the right to inspect the property and ask questions. **Veltema** will need to get the information to **Smalley** two weeks before the March 22nd, 2016 meeting.

Site Plan Review – 6990 114th Avenue-Dr. Bastow Medical Clinic

Dr. Bastow explained that he has been in cardiology practice since 1989 and was moving his clinic to the 6990 114th Avenue address.

Gooding asked about the medical waste and if the drain fields are adequate. **Dr. Bastow** stated the drain fields are in and he has a medical waste company that picks up any medical waste from the office. There is not a lot of this type of waste. This is a private practice and there is a hazardous Certificate from the Environmental Quality control. **Dr. Bastow** was asked about the hours that the clinic would be open. He stated that hours may vary. **Hancock** asked about handicap parking and access to the building. There is some rough area between that will need to be smoothed out and the handicap parking is designated but since the Stop Work Order was issued nothing has been able to be done. This is a permitted use for this building. **Hancock** asked about any landscaping to be done around the building. **Dr. Bastow** does want to make these improvements. He stated that he got the property in October and wanted to build a storage building when he was made aware that he needed a permit. The office building itself needed little work. He stated that he was not worried about the storage building, he would just like to get the office open, but if the storage building was built the drive to it would not cover the drain fields. **DeZwaan** stated that she has visited the site three times and had several questions. She asked **Dr. Bastow** if this would be a surgical clinic. **Dr. Bastow** stated that what he would be doing was done under local anesthetic, stitches, etc. It is not a free standing clinic. There would be no overnight patients. **DeZwaan** asked about the hours the clinic would be open. **Dr. Bastow** was not sure exactly what the hours would be and was told that was something that needed to be included in his request. **Dr. Bastow** said that at his previous office hours started at 8:00AM and consults could go to 8-9:00PM two to three nights a week. There were also every other Saturday hours. The information given to the PC only showed one door into the building. When looking at the plan **Dr. Bastow** pointed out that there is a total of four doors in the building. These all need to be ADA compliant. **DeZwaan** asked about a mobile home that showed on the information given with the application. **Dr. Bastow** stated that was something he had gotten from the Health Department and the mobile home was no longer on the property. Some of the information given with this application is outdated and makes it confusing to make a decision. Asked about an abandoned well on the property, **Dr. Bastow** stated that it had been taken care of. There is an old lean-to on the back side of the property that will need to be taken down and there was some question as to the location of a fuel tank. The permits and drawings do not seem to match and they need to be clarified in order to make any decisions. **DeZwaan** stated that there was a lot of activity for a Stop Work Order in place. **DeZwaan** also stated that the information submitted needs to be complete, the maps need to be correct and drawings need to be consolidated. **Hancock** asked about the number of parking spaces. **Smalley** explained that the number is determined by the use, 1 space for each 400 sq. ft. of useable floor area. **DeZwaan** told **Dr. Bastow** that he will need to get all the information consolidated on one map. All the information needs to be on this map including the proposed barn built within the setback requirement, coverage of the property cannot exceed 65%, the location of any signs, change the wording from dumpster to refuse containers. **Dr. Bastow** stated any medical waste is picked up inside the office building. The cars and tents need to be removed. **Dr. Bastow** also needs to supply a copy of his license or pertinent permits concerning any nuclear materials. **Dr. Bastow** stated that the radioactive materials he uses disappear quickly, they are not something that stays in the system long. **Gooding** asked how many employees worked in the office. **Dr. Bastow** stated that there is one full time and 3-4 part-time employees but they are not all in the office at the same time. **DeZwaan** said that there is confusion with the map and the final plan and the information needs to be complete. A list of those things needed are: Landscaping features, lights-showing downward LIGHTING, remove the lean-to, SHOW WHERE THE fuel oil tank ~~needs to~~ WILL be moved TO, refuse containers need to be put behind a fence, show the doors AND WINDOWS on the office building, placement of sign(s), show where the proposed barn would be placed and that the setbacks are within requirements, cars and tents need to be removed and the narrative should mention what hours the office is open. The building permit will show the floor plan and require that all building codes are complied with. **DeZwaan** made a motion to postpone any further deliberation on the **Bastow Medical Clinic** Site Plan Review to the March 22nd, 2016 meeting for all questions to be answered and a new updated/corrected map be obtained from Mitchell & Morse. **Hancock** seconded the motion. Roll Call vote: **Hancock** – Yes, **DeZwaan** – Yes, **Gooding** – Yes. Motion passed. No business will be

conducted until an occupancy permit is obtained. The Stop Work Order is still in place. **Dr. Bastow** is to get all of the information to **Smalley** two weeks before the March 22nd, 2016 meeting.

IX. Administrative Updates

a. **Township Board-Gooding** stated that the Township Board met on January 12, 2016 and discussed the 121st Avenue road end. In the February meeting it was decided to sell the 121st Avenue road end with the State of Michigan getting first option. If the State does not purchase it then the 121st Avenue road end will be offered to the property owners on either side. They would have 60 days to reply. Gooding was not sure if this was the same for the State. They also discussed the property owned by the Township on Walker Road. The Walker drainage ditch runs through this property and the Township would also like to sell this property. Graveling of roads was discussed. It takes about 1,000 yards of gravel per mile. Roads discussed were 116th Avenue to 60th Street, 60th Street to the bridge to the south, working in cooperation with Clyde Township, and 66th Street south of 114th Avenue to the Township line, working with Casco Township on this one. They also approved applying dust control twice for this summer. They had also received a bid on removal of a big maple tree that is located in the Taylor Cemetery that needs to be removed.

b. **Zoning Board of Appeals-Newman** was absent, but there had been no meetings.

c. **Zoning Administrator – Smalley** was asked by **DeZwaan** to look into several ongoing issues and report updates at the next meeting. They included: **ToDo, LLC, Craycroft Mini Storage**, and the U-Haul issue on the corner of M-89 and 66th Street.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, March 22nd, 2016 and April 26th, 2016.

XI. General Public Comment

Sue Hefner – 1395 Blue Star Hwy, Glenn, voiced concerns about the **Bastow** request. Her concerns included the use of the land, and the volume of patients. The Planning Commission members clarified that this is an existing building being renovated, the septic and well permits were issued by the Health Department which would regulate the use and volume of water and sewer for the property. **Dr. Bastow** has obtained the proper permits which the Planning Commission has no control over, but the Planning Commission does make sure that the Site Plan meets all Township standards. The PC did review the hazardous materials issue and has requested a copy of that license.

It was asked how many medical clinics are located in Ganges Township. This would be the first to be approved by the Planning Commission.

Don Mack-6860 Maple Lane, Douglas, asked for clarification about permits. Once these permits are obtained does that mean that these things are done? **Dr. Bastow** stated that the septic and well have been completed.

Mr. Mack wanted to know if these were current permits or ones from a prior approval. These permits are new, obtained by **Dr. Bastow** and are dated, signed and sealed as required.

Sue Poolman- 7021 114th Avenue – had concerns about a silt fence that she felt needed to be in place by the creek. **Dr. Bastow** does have a permit from the Soil Erosion Department. **Poolman** stated that she will contact the department herself to check on the need for a silt fence.

ROBERT DEZWAAN, 2259 68TH ST. ASKED IF THE OFFICE BUILDING HAS NON-WEIGHT BEARING TRUSSES AND IF NOT WHAT WOULD BE DONE FOR ANY FIXTURES ATTACHED TO THE CEILING.

Several from the audience stated that they are just concerned with all the work that they have been doing to make Glenn a nice area that they don't want to see that damaged.

The Planning Commission was thanked for all the hard work and time that they put into this job.

XII. Adjournment

Motion was made by **Gooding** and supported by **Hancock** to adjourn. Motion carried unanimously. Adjourned at 9:28PM.

Respectfully Submitted
Diana VanDenBrink

