

**Ganges Township Planning Commission**  
**Special Meeting Minutes FINAL for August 11<sup>th</sup>, 2010**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> 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  
Commissioner: Jackie **DeZwaan** – Present              Board Trustee: Terry **Looman** - Present  
Commissioner: Ed **Reimink** – Present                  Secretary: Phil **Badra** – Present  
Commissioner: Ross **Wightman** - Present  
Zoning Administrator Tasha **Smalley** was not present.

**II. Additions to Agenda and Adoption**

Motion was made by **DeZwaan**, supported by **Badra**, to accept the Agenda as presented.  
Motion passed.

**III. General Public Comments**

There were no public comments.

**IV. Zoning Ordinance Workshop**

The first three Articles were completed at the last Regular meeting, and this meeting will begin with Article 4. Badra kept a very detailed list of all changes. Discussion was as follows:  
Badra went back to Page 3-17, Section 3.10 C. concerning Outdoor Furnaces. He read the change that was made as follows: Phase 2(high efficiency) furnaces shall be located a minimum of fifty(50) feet from any property line. Low efficiency furnaces shall be located a minimum of 200 feet from any property line. Also added was G. Stack height shall be at least 15 feet, and H. was added with a list of prohibited fuels.

Section 3.20 B. Private Roads – Change to allow private road in all districts. Private roads in Industrial for industrial use only, not to connect to residential area.

Page 3-24 – Right of way is 33 feet changed from 66 feet “for 2-4 lots”.

Page 3-28 Section 3-21 Change to read Noncommercial Wind Energy Systems and Anemometer Tower. Add definitions from the State, and acreage requirements. **DeZwaan** brought up that the noise of even the small NWECS can be disruptive. Add change from 3 to **2** **or** more than one to be subject to SLU. Move numbers 1-4 under D to SLU section. Add G. Construction Codes, Towers and Interconnection Standards.

Page 3-30 L. Change windmills to NWECS.

This completed questions from the last Regular meeting.

Starting with Article 4 Districts:

Page 4-2 A.4. Delete sentence.

Page 4-3 B.6 First sentence change to “Any development, line three remove “use or”

B.7 Remove “use or” in first and third lines.

Page 5-1 Table of Uses, Line 1 remove “detached”

Add Two family dwelling(duplex) Permitted

Cluster (open space) developments should be Permitted

Group day care home Permitted

There was discussion about trucks on Ag concerning farmers allowances- to be discussed

further when we get to Page 14-25 Semi-parking.

Page 5-2 Change Lines 3&4 to read Ag products retail

Bed and Breakfast – SLU

Farm market change from SLU to P

Greenhouse and nursery-delete sentence after comma

Commercial extraction to be changed to Mineral Mining

Private roads in cluster use development- P

Private roads without cluster use – NP

Page 6-2 Cluster(open space) -P in Res/Ag and R

Line 2 delete “detached”

Add: Two family dwelling(duplex) P in Res/Ag and R

Bed and Breakfast – SLU in Res/Ag and R

Delete Single family development line

Adult foster care/small group home – P in Res/Ag and R

Foster family group home – P in Res/Ag and R

Group day care home – P in Res/Ag and R

Equine Boarding Stable – change to and/or from and

Commercial extraction -change to Mineral Mining

Ag products retail-replaces current lines – P in R/A

Farm Market – P in Res/Ag

Add: Road side stands P in Res/Ag, NP in R

Semi- Truck parking will need to addressed later.

Discussion on Florists- better in Commercial district.

Page 6-3 Greenhouse and nursery delete sentence after the comma

Truck maintenance facility – NP in Res

Minimal lot width in Res should be 100 ft not 150 ft

Page 6-4 Parking Table

Residential

Line 2 remove “detached”

Add: Two family dwelling(duplex) 2 per dwelling unit

Non-Residential

Delete Ag operation, campground and cemetery.

Page 7-1 Adult foster care/small group home, Foster family group home and Group day care home should all be P

There had been questions at the Public Hearings about Manufactured Home area creates spot zoning. It was explained that this was determined by road, utility, fire protection, power grid availabilities to determine where it would be located.

Page 7-2 Change minimal floor area from 800 to 750 sq. ft.

## **V. Future Meeting Dates**

August Regular Meeting will be Tuesday, August 24, 2010 at 7:00PM at the Ganges Township Hall.

September Special Meeting will be Thursday, Sept. 16, 2010 at 7:00PM at the Ganges Township Hall.

September Regular Meeting will be Tuesday, Sept. 28, 2010 at 7:00PM at the Ganges Township Hall.

October Special Meeting will be Thursday, Oct. 14, 2010 at 7:00PM at the Ganges Township Hall.

October Regular Meeting will be Tuesday, Oct. 26, 2010 at 7:00PM at the Ganges Township Hall.

## VI. General Public Comment

**Andy Murch**, 2384 Lakeshore -Referring to the Res/Ag – Residential area, thought the Res/Ag was meant to be a buffer. He did not feel that Mineral Mining should be in the Res/Ag area or at least it should be limited. Truck Maintenance – should be permitted in the Res/Ag district but not in the Residential, if the home based business applies this could be allowed. He also wanted to commend the Planning Commission for doing a great job, there has been a lot of progress made.

**Tom Laird**, 6780 121<sup>st</sup> Ave.- questioned the lot requirements in the Ag District. It is set at 3 acres but if you go by the 1 to 4 ratio that would mean about 5.5 acres. It was explained that these are minimum/maximum lengths. This may need to be clarified in the Table. He also had a question about the Equine and training/board as it is stated in the Res/Ag District and in Section 14 where it is listed as “or”. These will be changed to and/or in both sections to be consistent. There is still a question about acreage minimums for the number of horses.

**Ann Gray**, 1974 68<sup>th</sup> Street – asked about a definition for a Truck Maintenance Facility. There is no definition but it is under the SLU. This needs to be added. Intensity is important.

**DeZwaan** had some information from Sept. 2009 that had been worked on previously about this.

**Jim Birkes**, 2344 Lakeshore Dr. - If there is no definition then common interpretation would apply, but working on their own truck would not be called a “repair business”.

**Andy Murch**, 2384 Lakeshore – stated that if this falls under a home based business it could be an issue. **Howard** stated that this will continue to be an issue that will need to be dealt with.

**Tom Laird**, 6780 121<sup>st</sup> Ave. - Page 2-16 Lot definitions- significantly sized body of water – what does this mean? Maybe lake or river front could be used.

**Bob DeZwaan**, 2259 68<sup>th</sup> Street – talked about the Industrial park road and how this is built, probably needs to be wider than 33 feet due to the load that would be on the road. Also with a private road going through the Industrial district to housing behind would be a better use. Single wide trailers – even if these are not allowed, if a single wide was destroyed it could be brought back in.

**Ann Gray**, 1974 68<sup>th</sup> St. - In regards to Nursery, florist and the difference between them. A Florist allowed in the commercial district would be more arrangements and delivery. If selling potted and cut flowers it would be similar to a cottage industry. Public/private schools – the Monastery does not have a school, but does teach classes. Howard said this is under a religious setting.

**Jim Birkes**, 2344 Lakeshore – pointed out that allowing trucking operations in the Res/Ag district, florist or others should be allowed as well. **Howard** said that trucking is part of the Commercial district, if it is in the Res/Ag area it needs to be parked on owners property. **Badra** said that maybe the definition needs to be refined. Commercial trucking should not be allowed in Res/Ag. DeZwaan has information from previous discussions on this issue and will copy it for the Planning Commission members.

**Andy Murch**, 2384 Lakeshore – said that doing work for themselves or working on someone else's truck seems to be the issue here. **Wightman** said that we need to look at the definition for vehicle/truck repair. **Reimink** said that he felt there may need to be another district. Uses for land are changing all the time. Maybe Res/Ag or Ag/Res being two different areas. **Howard** said maybe not a different district but redefine lines. May need to revisit when we go over the Township map.

**Tom Laird**, 6780 121<sup>st</sup> Ave.- Had several questions: Page 3-3 C-1 Mineral Mining – approval or disapproval – DeZwaan said this section will be replaced.

Page 3-10 – Bond amount, who adjusts this? Planning Commission can adjust this.

Page 3-20 3.14 Waters edge – With changing water levels how is this determined? Howard said

that this is difficult but this was the best that could be done.

Page 3-29 – H. Question on regulation of height and brightness for lights on towers. **Badra** said that noncommercial must comply with FAA requirements.

**Andy Murch** stated that he had information concerning an example of a vehicle wash system that he will leave. Badra will make copies for the Commission members.

**Ann Gray** asked when the next work session would be held. Howard stated that this will be continued at the next Regular Meeting set for August 24<sup>th</sup>.

## **VII. Adjournment**

Motion was made by **Looman** and supported by **Howard** to adjourn. Motion carries unanimously. Adjourned at 9:55PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**