

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for October 27, 2020
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 7:00 PM.

Roll Call: Chair: Jackie **DeZwaan** — Present

Secretary: Phil **Badra** — Present

Vice-Chair: Charlie **Hancock** —Present

Commissioner: Dale **Pierson** —Present

Commission Trustee: Barry **Gooding** — Present

Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — 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

Dana Burd- 6871 Wiley Rd. Fennville MI presented **DeZwaan** with a letter from the “Friends of Pier Cove”; a group of people who are working on developing a 5 year parks and recreation plan for the Township’s Pier Cove Park. The group plans to apply for DNR grants along with additional funding for improvements to the park. There will be a public hearing at the November Township Board meeting regarding pedestrian safety, parking, etc. at Pier Cove.

IV. Correspondence and upcoming meetings/seminars

DeZwaan has **Smalley**’s memo to Camp-It Re: the towers
PC letter to Cottage Homes Re: Site Plan

V.Public Hearing — None

VI. Approval of July 28, 2020 minutes

A motion was made by **Pierson** to approve the July 28, 2020 regular meeting minutes, with corrections. **Hancock** seconded the motion. Motion passed

VII. Old Business

- a. **DeZwaan** informed the PC that she had received the Ciesla property's Quarterly Mining Report from Scott Vanderlip; *and a memo from Smalley* which stated that there was over 17 cubic yards of sand left to be mined under the property's Special Land Use (SLU). **Gooding** asked if that figure was calculated by an engineer or an estimate. **DeZwaan** explained that it was an estimate based on the approximate size of the hill. The terms of the SLU gave an approximate size of each hill that was to be removed from the site, and that figure was an estimate of the remainder. Once each hill is leveled, reclamation work needs to be performed using sufficient soil and perennial plantings to assure stabilization of the soil. This has not been accomplished, as of date. **Gooding** remarked that previously, Top Grade had been bringing gravel on site to resell. **DeZwaan** responded that those kinds of dealings were not allowed under the SLU. **Pierson** stated that he was just on site and no gravel piles were observed during his visit. **Hancock** asked if the SLU went with the property or the owner. **Smalley** replied that it would run with the property until all 3 sand hills were mined down to grade. **Smalley** went on to say that Vanderlip may be applying for a new SLU for a possible Class 2 operation.

VIII. New Business

- a. 6635 118th Ave. Fennville MI. There are two 80' Towers on the Campit Resort site. They are approximately 10-12 years old, one of which is *too close to* the road Right of Way (ROW). They were installed without the proper permitting and are non-compliant, even under the 1999 Tower Ordinance that would have been in effect at the time of installation. **Smalley** has sent a memo in July regarding this violation, and talked to the Owner since then, with no resolve. **Smalley** suggested that a deadline should be set for the next meeting that the required quorum of PC members could attend. **Badra** questioned if the tower ~~is~~ *too near* the ROW would even meet the fallzone requirements. Smalley responded that it would not. **Badra** queried if they should be fined or required to remove the tower. **Pierson** wondered if a letter from the Township attorney would impose a better sense of urgency to rectify this situation. **DeZwaan** wants to address the violation and bring them into compliance as soon as possible. It was decided that **Smalley** will send a formal Violation Letter with a deadline for them to come into compliance by the January 2021 PC meeting, or legal action will be pursued.

IX. Administrative Updates

Township Board-

Gooding reported that the Board was looking into a proposal which could allow All-Terrain Vehicles (ATV's) to use the public roads. Gooding also shared the Boards September Financial sheet with the PC members which delineated how Township funds are currently allocated. The Board also discussed funding for new equipment for the First Responders. The 70th St./Lakeshore Dr. road improvements and The Pier Cove restoration project and funding were also discussed.

Zoning Board of Appeals (ZBA)-

Pierson had nothing to report.

Zoning Administrator-

Smalley had nothing to report.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be November 24th 2020 and December 22nd 2020

XI. General Public Comment — None

XII. Adjournment

Motion was made by **Gooding** and supported by **Hancock** to adjourn. Motion carried unanimously. Adjourned at 7:50PM.

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary