

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for March 26th, 2024
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

I. Call to Order and Roll Call

Chair: Jackie **DeZwaan** called the meeting to order at 7:00 pm

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

Vice Chair: Dale **Pierson** – Present

Secretary: Phil **Badra** – Present

Commissioner: Edward **Gregory** – Present

Commission Trustee: Dick **Hutchins** – Present

Zoning Administrator: Tasha **Smalley** – Present

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

Gregory made a motion to approve the agenda, as presented. **Pierson** seconded the motion.
Motion passed.

III. General Public Comment - None

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Smalley to **Kavanaugh** Re: his *Final* Site Plan approval

Pierson to **Smalley** and the PC Re: The Van Malsen horse barn using Selah Way.

Badra to PC Re: Casco Township Master Plan Update

Township supervisor to the PC Re: Sue **Poolman's** Email inquiring about The Glen Hamlet
Mixed-use district

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the February 28, 2024 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. Old Business –

a. Zoning Ordinance Discussion:

Badra asked why Open Space and Public Schools had been removed from the AG district Table of Uses. **Badra** stated that Public Schools are *under* State Jurisdiction and *local* Zoning can regulate them. **Bouchard** explained that she had removed open space because it was a type of development, not a “use”; and that she would add Public Schools back into the Table. It was determined that the sentence “isolated open space cluster developments are permitted on portions of land not well suited for agricultural production” would be put back into Section 5.01.

Badra ~~would also like~~ *does not want* Cider Mills to have their own use, separate from Wineries, ~~and or~~ their own definition, ~~similar~~ *since* the State of Michigan’s definition, ~~i.e. a includes~~ *includes* cider mills ~~refers to the location and equipment used to crush apples into apple juice for making various apple-derived products. These include apple cider, hard cider, applejack, apple wine, and pectin.~~

DeZwaan requested that the sentence “The Industrial District extends ~~1320~~ 1340 feet from the center of the highway unless otherwise designated” would be put back into Section 4.03 A3, correcting the 1320’ typo to 1340’.

Article 7. Manufactured Housing Community District

Section 7.02 Table of Uses

Add: If a use is blank or not listed in the Table below, it shall be considered prohibited, unless it is deemed that the proposed use is similar to a permitted use or Special Land Use listed below. *Adding the language* “Permitted uses are determined by the Zoning Administrator or Planning Commission (PC)” *was discussed as part of the general provisions but not yet decided on.*

Remove the keeping of animals as an accessory use, Private Schools, Libraries, Nursing or Convalescent Homes, Semi-Truck parking, and Signs from the Table of Uses.

Replace Public Park, playground, field, or open space for recreation with Public and Private park/outdoor recreation.

Put Public Schools back as an allowed Use

Section 7.03 Development Requirements

A. Lot, Yard, Building and Manufactured Housing Community Requirements

Remove the proposed cul-de-sac language

B. Parking Requirements

Nursing and Convalescent Homes: change to 1 per every 4 Beds

Museum, Community Center, Governmental...: Change to 1 per 6 persons

Article 8. Commercial District - Remove “and Residential Mixed-Use Planned Unit Developments”

Section 8.01 Intent and Purpose

Remove B

Section 8.02 Table of Uses

Add: If a use is blank or not listed in the Table below, it shall be considered prohibited, unless it is deemed that the proposed use is similar to a permitted use or Special Land Use listed below. Permitted uses are determined by the Zoning Administrator or Planning Commission (PC).

The keeping of animals as an accessory use and Two Family Dwellings (Duplex) should remain as permitted uses.

Replace:

Banquet Hall, catering establishment with Event Center

Business Office with Office, General

Public Park, playground, field, or open space for recreation with Public and Private park/outdoor recreation

Move:

Barber/Beauty Shop and Tanning Spa to Personal Service Establishment

Remove:

Bars/Taverns/Lounges, Group Childcare Home, Home Occupation/Home Based Business, Dry Cleaning Drop Off, Ponds, Private Roads, Signs, Dressmaker, Shoe Repair, and Travel Agency.

Section 8.03 Development Requirements

Add: the minimum lot width for a lot on a cul-de-sac or other irregularly shaped lot shall be measured at the front yard setback. These lots shall have a minimum frontage of fifty (50) feet at the front property line.

C. Parking requirements

D. Change Assembly Building, Theaters, Auditoriums, Private Clubs to Event Center.

A discussion was had regarding de-intensifying the Commercial Uses that would be allowed in the Mixed-Use District (MUD). **Bouchard** did not recommend that course of action as it has the potential to be considered exclusionary and could possibly result in a lawsuit against the township.

Badra suggested allowing ½ acre lots in the MUD to accommodate affordable housing. **Gregory** and **DeZwaan** do not want to use architectural standards to regulate the aesthetics of buildings in the MUD. **Bouchard** suggested regulating things like the height, square footage, and setbacks to control the look. **Badra** will ask for permission to contact the Township Attorney to get advice about regulating the type of commercial businesses allowed in the MUD. **Smalley** commented that water and sewer availability may deter more intense commercial uses. **Gregory** suggested a charrette process where public input could be sought regarding design development.

Bouchard suggested the possibility of an overlay district instead of a new zoning district and will be reworking some of the suggestions she has proposed for the Glenn Hamlet Mixed-Use District. **DeZwaan** suggested that the PC skip over their Article 9 discussion until they get the Attorney's opinion.

VIII. **New Business** – None

- ❖ The plan is to continue to work on the update at the April PC meeting.

IX. **Administrative Updates**

a. **Township Board**

Hutchins had nothing to report.

b. **Zoning Board of Appeals**

Pierson had nothing to report.

c. **Zoning Administrator**

Smalley had nothing to report.

X. **Future Meeting Dates** – April 23rd 2024 and May 28th

XI. General Public Comments – None

DeZwaan requested that **Smalley** continue to work on getting the Van Malsen horse barn into compliance with the Selah Way Private Road Approval.

XII. Adjournment

Badra made a motion to adjourn the meeting, **DeZwaan** seconded the motion. Meeting was adjourned at 9:12PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary