

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for February 24, 2026
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

I. Call to Order - 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** - Absent

Commissioner: Edward **Gregory** - Present

Commission Trustee: Dick **Hutchins** - Present

Zoning Administrator: Tasha **Smalley** - Present

Recording Secretary: Katie **Wolfe** - Present

II. Additions to the Agenda and Adoption

Gregory made a motion to approve the agenda. **Hutchins** seconded the motion. Motion passed.

III. General Public Comments – None

IV. Correspondence and Upcoming Seminars

DeZwaan shared a pamphlet regarding MPA Planning Seminars.

Garcia to **PC** Re: ZO update

Badra to **PC** Re: PDF of ZO update

Pierson to **PC** Re: ZO corrections needed, reply from **Garcia**

Badra to **DeZwaan** Re: deed restrictions in the overlay district

DeZwaan to **Garcia** Re: Feb. meeting and ZO public hearing, reply from **Garcia**

DeZwaan to **Smalley** Re: Mineral Mining reports from Ciesla, reply from **Smalley**

Smalley to **PC** Re: additional site plan information

Gregory to **PC** Re: legislation pending regarding changes to local housing control

Gregory to **PC** Re: utilizing RV's as housing in Silicon Valley
Bila to **Badra**, Fwd to **PC** Re: Attorney's review of ZO update

V. Public Hearing – None

VI. Approval of Prior Minutes

Motion made by **Gregory**, seconded by **Pierson** to approve the January 27, 2026~~5~~, Regular Monthly Meeting minutes. Motion passed.

VII. New Business

1. MI Coastal Retreats LLC, Tobias Hutchins 6176 124th Ave.

Parcel # 07-001-006-11. New retail (wine/beverages, accessories and tasting area)

Toby **Hutchins** presented a proposal to convert the existing barn into a wine-tasting room. He intends to partner with a couple of wineries from the Leelanau Peninsula to offer their wines on-site. The proposal includes an indoor retail area, bar seating, tables, and restroom facilities, in addition to a porch and outdoor seating.

T. Hutchins further explained that the Leelanau wineries hold tasting room licenses that permit other businesses to serve their wines. The proposed tasting room facility would house three of those licenses. The retail portion would allow for the sale of wine by the bottle.

Gregory asked about food service. **T. Hutchins** noted that food will be limited to a warming kitchen that would be used to heat and serve prepared foods only. Examples included: pizzas, pretzels, cheese and crackers, charcuterie boards.

Gregory confirmed that there will be enough parking for customers and staff.

Gregory asked about the back room area. **T. Hutchins** replied that the front area will be for customers, then there is an area for the warming kitchen and the back room is storage for wine and his tour buses.

Gregory asked about entertainment. **T. Hutchins** replied that he plans to host occasional small-scale indoor and outdoor entertainment.

Gregory asked if there would be any other beverages offered. **T. Hutchins** stated that alcoholic beverages offered will include wine and hard cider only; beer and liquor will not be available.

Gregory asked for clarification on a tasting room versus a bar. **T. Hutchins** explained that under the license he will obtain, service will be limited to wine flights and wine by the glass; however, customers may purchase bottles to take home.

Pierson suggested adding additional landscaping to enhance the appearance of the area.

DeZwaan wondered about the barn meeting building standards. **Smalley** noted that a building permit application has already been submitted. She explained that the front portion of the structure will be required to meet commercial code requirements for retail use, while the rear portion will need to comply with code requirements for a garage.

DeZwaan noted that she would prefer to see a more descriptive narrative, including the type of sales, description of the license, and intent of services to be offered.

DeZwaan wondered if food could be prepared in the warming kitchen. **Smalley** clarified that preparing foods would require a different license. However, **T.**

Hutchins confirmed that the intention is to only warm pre-prepared foods. **DeZwaan** noted that the explanation of the warming kitchen could be added to the narrative as well.

DeZwaan stated that the sketch on the front page does not show the surrounding properties. **Smalley** clarified that the general location sketch must show properties and streets within ½ mile of the area.

DeZwaan confirmed that there would be no hazardous materials on site.

DeZwaan mentioned that information has been provided regarding stormwater retention, however it is part of the MECHAN drain and there may be hydric soils present. She wondered if the stormwater retention is adequate for that drain base and if hydric soils are present, the soil needs to be investigated and delineated on the site plan.

T. Hutchins confirmed that there would be no lighting on the sign, and that the dumpster will be gated and accessible to the fire department.

DeZwaan noted that both bathrooms must be marked as ADA compliant.

The PC discussed allowing 16 officially marked parking spaces, with an additional area for overflow parking. The overflow parking area will need to be shown on the site plan, but no specific number of spaces will need to be designated.

Pierson recommended that **T. Hutchins** review the Township noise ordinance.

DeZwaan added that outdoor entertainment requires a permit, and food trucks are not allowed unless an event is approved from the Township Board.

The site plans will need to be reprinted to include ADA compliant on the second bathroom facility. **DeZwaan** decided that three updated copies would be sufficient.

DeZwaan made a motion to approve the site plan for Michigan Coastal Retreats LLC as it complies with the Master Plan that encourages the development of commercial uses similar in scale and scope to those already existing in the community while acknowledging the limitations of the infrastructure and the marketplace to support large scale commercial uses, and it meets the requirements of Article 16, Site Plan Review, with the following conditions:

1. The revised general location map will show the properties within a half mile.
2. Approval of the stormwater management plan by the Drain Commissioner.
3. Hydric soils must be identified on the plan, or the narrative must clearly state that hydric soils are not present on the site.
4. There will be no gas or oil stored in the GARAGE ~~building~~.
5. No food will be prepared on site.
6. The sign for the facility will not be lit.
7. The project overview must indicate that both bathrooms are ADA compliant.
8. The narrative must include the type of sales, description of the license, and the intent of the services to be offered.
9. Outdoor music events shall receive approval from the Township Board prior to the event.

Gregory seconded the motion.

Pierson amended the motion to state that the PC is authorizing 16 parking spaces, with an area for overflow parking to be reflected on the site plan. **Gregory** seconded the motion.

Roll Call Vote:

Hutchins- Yes

Pierson- Yes

Gregory- Yes

DeZwaan- Yes

Motion passed (4-0)

DeZwaan noted that **T. Hutchins** will need to bring the revised plans back so the PC can sign them.

VIII. Old Business – None

IX. Administrative Updates

a. Township Board

Hutchins reported that the Short-Term Rental Committee has been working diligently and they have met with legal counsel to better understand what they can and cannot do. He also reported that the Township Board reviewed estimates for road reconstruction.

b. Zoning Board of Appeals

Pierson reported that the ZBA has a meeting on March 2nd. The applicant at 1335 Fabun Road petitioned for front and side setback and lot coverage variances to construct a new home.

c. Zoning Administrator

Smalley asked why the PC removed conditional rezoning from the ordinance. **DeZwaan** replied that conditional rezoning had begun to resemble spot zoning, which the PC did not want to encourage. It was noted that if the new owners plan to use the property differently, it would need to be rezoned.

X. Future Meeting Dates – March 24th & April 28th

XI. General Public Comments

Marsha **Maslanka** - 1811 66th St reported that she researched the possibility of installing signs at the intersection of 66th and 122nd, stating “Crossroad Traffic Does Not Stop”. She explained that the Road Commission will not install the signs without sufficient demand, but if enough people call in, they may consider it.

XII. Adjournment

Gregory made a motion to adjourn the meeting. **Pierson** seconded the motion. The meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary