

Ganges Township Planning Commission
Regular Meeting Minutes FINAL for April 22, 2008
Ganges Township Hall
119th Avenue and 64th Street
Fennville, MI, Allegan County

I. Chairman **Birkes** called the meeting to order at 7:00 PM.

Roll Call: Chairman **Birkes** – Present
Vice Chairman: Barry **Gooding** – Present
Secretary: Jackie **DeZwaan** – Absent
Commissioner: Sally **Howard** – Absent
Commissioner: Ed **Reimink** – Present
Commissioner: Dawn **Soltysiak** – Present
Board Trustee: Terry **Looman** – Present

Also present was Zoning Administrator – Tasha **Smalley**

II. General Public Comment

Roy **Newman** (6621 121st Avenue, Fennville) noted that the minutes dated March 25, 2008, Section II "Business Session – Public Hearing – **Baker** Re-Zoning Request" 2nd paragraph states that Mrs. **Newman** made a comment during the Public Hearing and he clarified that she did not speak during that time.

III. Correspondence

- A letter dated March 27th, 2008 from **Birkes** to Township Supervisor John **Hebert**, Clerk Cindy **Yonkers**, and PC Board Trustee **Looman**, regarding the PC Recording Secretary Issues.
- A Memo dated April 14, 2008 from Clerk **Yonkers** to the PC regarding the resolution of issues regarding the PC Recording Secretary Issues.
- A letter dated March 26th, 2008 from PC Secretary **DeZwaan** to Arrowhead Vineyards representative Mr. **Nitz** regarding the Zoning Ordinance Text Amendment Petition.
- A letter dated March 26th, 2008 from PC Secretary **DeZwaan** to Gertrude **Baker** and Shirley **Newman** regarding the application for Re-Zoning – 6810 124th Avenue, Ganges Township.
- A memo from Allegan County Planning Commission dated April 1st, 2008, regarding the Ganges Township Planning Commissions' denial of the request for Re-Zoning from Residential/Agricultural to Commercial within Ganges Township by Gertrude **Baker**.

IV. Administrative Updates

A. Township Board – Terry Looman

Looman noted that the Board will be working on the Budget at upcoming meetings. He also added that there are a couple of different training opportunities coming up for and Commissioners regarding the Zoning Enabling Act, requests must be made to the Board for approval prior to enrollment.

B. Zoning Board of Appeals – Barry Gooding

Gooding noted that the ZBA approved a request from Lulu **Mander** property (on 70th Street north of 121st) allowing relief of setbacks to be 10' to the most outer dimension i.e. eave, bay or bow window, etc.

C. Zoning Administrator – Tasha Smalley

Smalley handed out a monthly report. She reported that she sent a letter to the **Harrington** Landscape business advising them that they are in violation of the Zoning Ordinance, the **Ryder** Road application has been approved, all contingencies regarding the **VanDenBerg** storage building on 68th Street approval have been met, she sent a letter to **SueQueHanna** developer Brian **Bosgraff** last month regarding contingencies that remain outstanding, and she sent a letter to the Arrowhead Winery developers, requesting an updated site plan.

V. Business Session

A. Approval of prior minutes 3/25/08

Per the comment by Mr. **Newman** during General Public Comment, it was discussed that **Birkes** will get with Commissioner **Howard** (Recording Secretary Proxy 3/25) and have the tapes reviewed for clarification.

Birkes made a motion that the Draft minutes for 3/25/08 be tabled for verification of the General Public Comments thus be reviewed for approval at the next Regular PC Meeting. Seconded by **Looman**. Motion Carries.

B. Approval of Agenda

Motion by **Soltysiak** to approve the Agenda as amended. Seconded by **Gooding**. Motion Carries.

C. Old Business

1. Zoning Ordinance Amendment - Wineries

Motion by **Soltysiak** to approve proposed text as submitted for Section 3A.1.G.1. and Section 4.1.G.1 with the deletion of the second sentence, and change the setbacks from 330 lineal feet to 300 lineal feet in both Section 3A.1.G.2. and Section 4.1.G.3. Seconded by **Gooding**.

Roll Call vote (YES – in favor of approval to change Section 1 Amendment of Section 3A.1 – G1, G.2 & 4.1.G.3)

Looman – Yes, **Reimink** – Yes, **Gooding** – Yes, **Birkes** – Yes, **Soltysiak** – Yes.

Smalley will forward the approval to Allegan County.

2. Baker Re-zoning

Birkes contacted the Recording Secretary from the Allegan County Planning Commission, explaining that the second page where they say that they “agree” with the decision of the GTPC, although further language used in the Memo indicated that the intent was to “disagree”, thus the Allegan County PC re-issued a memo dated 4/22/08 stating that they “disagree” with the decision by the GTPC.

3. Non-conforming Structures, Maintenance and Repair

Smalley explained to the PC that the way the Zoning *Ordinance* currently reads, if a resident has a pre-existing non-conforming structure they are required to go before the **PG ZBA** to receive a variance to do repairs.

After much discussion it was decided that while the PC is currently reviewing and *amending updating* the Zoning Ordinances, that they review Section 7.3 and determine how to update the ordinance to allow maintenance and repairs to residences in pre-existing non-conforming uses. *as part of the overall update project.*

4. Zoning Map Update

Birkes noted 2 small parcels zoned Industrial that are not currently noted on the Zoning Map correctly (Bandal Building and Ameco Building). He will get with **DeZwaan** for further review.

D. New Business

1. Budget Request for Upcoming Year

Birkes gave the PC a summary of expenditures to date, adding that there will be a bill from LSL for approximately \$3,500 that will be additional during the current fiscal year. He added that there is not any new request for additional moneys.

Gooding made a motion that the PC request the Township Board to adopt the budget dated April 17th, 2008 as written. Seconded by **Soltysiak**. Motion approved.

2. Other business that may come before the Commission

None

E. Zoning Ordinance Update Project

The PC discussed the process of making the updates available to the Board as well as advising them that the intent is for them to review the updates as they become available and ask questions of the PC if they have any. The PC agreed to submit the Definitions and the General Provisions to the Board first, to begin the approval process. All other Zoning Ordinance updates will be submitted to the board at the conclusion of the review with the Principal Planner. **Looman** and **Birkes** will discuss the process and the expectations with the Board. **Soltysiak** offered to assist in reviewing the proposed updates prior to submitting them to the board for approval.

VI. Work Summary & Future Meeting Dates

Birkes noted that there are a few different opportunities for the PC to take continuing education classes 1st on the new Michigan Enabling Act and 2nd the 2008 Citizen Planner Advanced Academy Workshop.

The next scheduled Special Meeting is Thursday, May 22nd at 7:00 at the Township **Hall**
The next scheduled Regular Meeting is Tuesday, May 27th at 7:00 at the Township **Hall**

VII. General Public Comment

Walt Johnson (2122 62nd Street, Fennville) asked the PC what the status of the **Baker** rezoning request, and if there is a copy of the correspondence from Allegan County available. **Birkes** explained that the PC denial was reviewed by the Allegan County PC, and that they did not agree with the action that the Ganges Township PC took. It now will go before the Township Board for their review. Copies of all correspondence are available from the Township Clerks office.

VIII. Adjournment

Motion by **Looman** to adjourn this meeting at 8:35 pm. Supported by **Gooding**. Motion approved.

Respectfully submitted,
Ronda J. Hall
Ganges Township Recording Secretary