

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for April 25th, 2023
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

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

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

III. General Public Comment - None

IV. Correspondence and upcoming Seminars

DeZwaan has Email from Badra to the Twp. Attorney

2 Emails to Bouchard

Letter from Badra to the Twp. Board

Email from DeZwaan to Bouchard

Emails from DeZwaan, Badra, Gregory & Pierson

1st Quarter report from Ciesla

MTA Seminar and Books

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the March 28th 2023 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. Old Business

1. The applicant, Jacqueline **Petro** (Fernweh Farmstead LLC) - 6708 118th Ave Parcel #03-07-021-003-00 is requesting a Special Land Use (SLU) for a campground.

Petro presented the approvals that **DeZwaan** had requested at the February 28th meeting. It was determined that the maximum height of any lighting would be 5 feet, or less. **DeZwaan** requested that **Petro** add the Berm on the East side of the parking lot to the Site plan. **Petro** explained that the berm and the 150 5-7' trees that had been planted should provide protection for the neighbors.

A barrier to prevent pedestrians entering into the swampy area near the entrance of the campground, or the ditch alongside the roadway, was also discussed. **Gregory** suggested that the campground regulations include rules for guests prohibiting bathing, swimming, fishing on any existing/potential ponds, along with campfire guidelines, and maps to delineate the property lines. **Petro** stated that no trespassing signs had already been installed and was receptive to the other suggestions stating that she would not be going forward with this project if she thought it was going to adversely affect anyone's quality of life.

Ways to construct a pond with a gradual slope, so that fencing would not be required, were also discussed. Speed limit changes and additional signage *along 118th Ave.* were also discussed as a requirement. Randy **Schipper**, **Petro's** attorney, stated that the Township and the County ~~can't~~ *can* require those kinds of changes; ~~and that~~ *but* Michigan State Police traffic studies would have to be done to implement any changes like that.

Badra made a motion to approve the Special Land Use request for a campground *since the site plan complies with the vision statement of the Master Plan, maintaining the rural character of Ganges Township and it provides an area for recreation, which is an allowed use in the Res/Ag District. It also complies with Article 12 Site Plan Review Section 12.03 and Article 14 SLU Section 14.06 E*, with the following conditions:

1. The applicant must comply with Part 125 of the Public Health Code PA 368 of 1978 that regulates campgrounds as directed by the Michigan Department of Environment

Great Lakes & Energy (EGLE).

2. The applicant must receive a campground license and campground building permit from EGLE.
3. The applicant must obtain an Earth Change Permit from the Allegan County Health Department as required by the Allegan County Soil Erosion & Sediment Control Ordinance Section 501.
4. The applicant must obtain final approval of the project's storm water management plan from the Allegan County Drain Commission.
5. No RVs shall be allowed, lighting will be downward facing, and signage shall delineate the campground boundaries with no trespassing signs adjacent to the neighboring properties.
6. The current and proposed ponds must be constructed and maintained with gradual slopes to depths of five or six feet so that there are no sudden drop offs where a small child would instantly be over his or her head. Fencing is required along the west end of the current pond near the drive.
7. The applicant understands that Section 14.04 of the Zoning Ordinance requires that a Special Land Use must be initiated within one year of this approval date of April 25, 2023.
8. The updated and corrected Site Plan must be brought to the next scheduled Planning Commission meeting for signatures of the Planning Commissioners and the applicant.

Pierson seconded the motion. Roll Call Vote (5-0) Motion Passed.

2. Master Plan Update Discussion

During final review of the rough draft the PC decided to remove the box "Township makes a decision" from the PC approval process flow chart. The PC also decided to remove ~~all of the maps except for~~ the *Paved/Unpaved road map and existing Land Use map, keep the Future Land Use (FLU) map and add soil suitability, topographical, high risk critical dune area, and county drain maps*. It was also decided to remove the small spot zoned commercial areas on the FLU map. Some small text errors/omissions/typos were also pointed out.

VIII. New Business – Master (MP) Update

Badra stated that Board is meeting one week later than normal in May so The PC recommendation to approve the MP updates will be delayed by one week in the timeline. After

the corrections discussed tonight are made by Bouchard the PC will be presenting the rough draft of the MP update to the Township Board at their May 16th meeting. Once the Board approves the update the 63-day public comment period will begin.

IX. Administrative Updates

a. Township Board

Hutchins reported that Saturday May 6th is a Tire Recycling day, at the Twp. Hall

b. Zoning Board of Appeals

Pierson reported that the Dryhouts 6016 Cedar St 03-07-300-005-10 would be representing their setback variance requests at the May 4th ZBA meeting and that there is also a request for variance for screening and height requirements for solar arrays at Michael Geerlings Hog farm – 166th Ave 03-07-027-002-00.

c. Zoning Administrator – no report

X. General Public Comments – None

XI. Adjournment

DeZwaan Adjourned the meeting at 8:58

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary