

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for August 22, 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

DeZwaan made a motion to amend the agenda, to move the New Business before the Old Business and add Zoning Ordinance discussion to New Business. **Badra** seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and upcoming Seminars

DeZwaan has Email from **Smalley** Re: SESC permit for the Woods Campground

Email from **Smalley** Re: Cielsa Sand Mine 2nd Quarterly Report

Emails from **Bouchard** to **DeZwaan** Re: the Master Plan & responses (3)

Email from **Badra** to the Twp clerk Re: the Master Plan update (2)

Email from **Badra** to the Planning Commissioners Re: Zoning Ordinance updates

Email from **Pierson** to the Planning Commissioners Re: Zoning Ordinance updates

Email from **Gregory** to the Planning Commissioners Re: Zoning Ordinance updates

Email from **DeZwaan** to the Planning Commissioners Re: Zoning Ordinance updates

Email from **Badra** to the Planning Commissioners Re: Wetland Regulations

Email from Middleton Re: Recovery Center & reply

Seminar in October (Township Planning & Zoning Team Retreat at Harbor Springs MI)

V. Public Hearing – Master Plan (MP) Update

Open meeting at 7:03

The Planning Commission issued its Notice of Intent to Plan in August of 2022. The Commission has since reviewed the goals and objectives of the Plan, discussed future land use plans, evaluated demographics and housing data, and solicited input from the public via online and hard copy surveys. The Township Board authorized and publicized the Master Plan draft for 63 days in May 2023. This public hearing is being held to recommend approval of the Ganges Township Master Plan.

Bouchard explained that the update was focused on balancing Residential and Agricultural uses in the Township, allowing targeted growth of Commercial Uses and Economic Development in the most appropriate areas, and preserving the natural features and coastline.

Public comment: Jeremy **Lund** – 7077 Larue Lane gave his full support for the MP update; stating that he and his family own a few commercial properties in Glenn and encourage the development and revitalization of the area. **Lund** questioned if this would be a good time to discuss some of his ideas on using a private road to develop a property in the Glenn area under the new Hamlet mixed-use district rules. He was told that the PC would respond to this question as part of the MP discussion.

Closed meeting 7:05

VI. Approval of Prior Minutes

Gregory made a motion to approve the July 25th 2023 Regular Monthly Meeting minutes, as presented. **Badra** seconded the motion. Motion passed.

VII. New Business

1. Master Plan Discussion –

Badra pointed out several corrections that he would like to see be made before the board reviews the MP for their approval. A correction on pg. 7 in the first paragraph, sentence 2 and 4 are the same.

Also, the maps aren't all oriented the same. This led to a discussion about making the maps bigger 11 x 17 fold outs but resolution would be lost so it was decided to leave them as is.

Badra would also like pg. 21, under recreational activities, first paragraph, sentence 4, to be rewritten to read "There is one road-end Lake Access *easement for Ingress and Egress easement*, to Lake Michigan located at 118th Avenue."

Additionally, **Badra** wanted to discuss pg. 45, second paragraph, sentence 4, "PUDs allow for the Township and developer to negotiate flexible application of the Zoning Ordinance standards, including the uses allowed on the site, in order to enhance the quality of the development and the impact on the community." **Badra** asked if the Planned ~~Urban~~ *Unit Development (PUD) language ordinance* could be removed from the MP. **Bouchard** recommended against removing it because the smaller lot sizes would contradict the Land Division Act if they were not categorized as a PUD. None of the PC members liked the phrase "negotiate flexible application" they suggested **Bouchard** rewrite the sentence or remove it entirely.

Badra also discussed pg. 47, regarding the name that would be given to the new mixed-use district. It was decided that it should be called the Glenn Hamlet ~~mixed-use~~ *Mixed Use* District. **Hutchins** pointed out that Glenn was misspelled a few times and that it should have two n's, not one.

Badra also requested that pg. 48, third paragraph, last sentence be removed because the Industrial Future Land Use District and the Industrial Zoning District are not identical anymore.

DeZwaan mentioned that pg. 19, second paragraph, sentence 3 "Both biking and walking paths are present along Blue Star Highway and Lakeshore Drive and there is good road shoulder room for bikes along 118th Avenue" should be changed to remove the biking and walking path language since there are no official paths designated in these areas, just good shoulder room.

Additionally, **DeZwaan** questioned if pg. 46, second paragraph, sentence 2 "Lot sizes would remain at $\frac{3}{4}$ acre but could be reduced to $\frac{1}{2}$ acre if public water and sewer were available" is misleading because $\frac{3}{4}$ of an acre is not the 35,000 square feet of lot size required by the ordinance. It was determined that they would *leave* that line as is.

It was also brought to **Bouchard's** attention that Dick **Hutchin's** titles under Acknowledgments should be switched.

DeZwaan then responded to Lund and explained that the time to discuss these sorts of questions would be part of the Zoning Ordinance update

DeZwaan made a motion to recommend approval of the Ganges Township Master Plan, with the changes made tonight. **Gregory** seconded. Roll Call Vote: **DeZwaan** – Yes

Badra – Yes

Pierson – Yes

Gregory – Yes

Hutchins - Yes

Motion passed.

The PC will start working on the Zoning Ordinance updates at their next meeting

VIII. Old Business –

Bouchard was tasked with taking all of the PC members Zoning Ordinance update notes and compiling them into a comprehensive list that they could start working through at their next meeting.

IX. Administrative Updates

a. Township Board

Hutchins had nothing to report

b. Zoning Board of Appeals

Pierson reported that the ZBA had received an application and will be having a meeting next month.

c. Zoning Administrator

Smalley reported that she has three more ZBA applicants but nothing for the PC.

X. Future Meeting Dates – Sept 26th and Oct 24th

XI. General Public Comments –

Robert **DeZwaan** – 2259 68th St. commented that there is a bike path sign on 70th St at M-89. After some discussion it was determined that it was State signage and not under the Township authority.

Lund asked for more clarity on the plan for the hamlet district and what he could expect.

DeZwaan stated that it was too soon in the process of establishing the district for the PC to have any recommendations of how to proceed with his property development.

XII. Adjournment

Badra made a motion to adjourn the meeting, **DeZwaan** seconded the motion. Meeting was

adjourned at 8:39

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary