

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for August 23rd 2022**  
**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 — None**

A motion was made by **DeZwaan** to add a report from **Gregory** regarding the Coastal Community Resilience Program to New Business **Badra** seconded the motion. Motion passed.

**III. General Public Comment – None**

**IV. Correspondence and upcoming meetings/seminar**

**DeZwaan** stated that she had received a copy of Ciesla’s quarterly mining report. Two letters Re: Harmony lane. Two e-mails from the township attorney Re: Neal **Kelley**’s private road and land divisions. A letter RE: Selah Way Private Road. And, e-mails from **Badra** and **Gregory** Re: The Land Information Access Association (LIAA) Coastal Community Resilience Program

**V. Public Hearing – None**

**VI. Approval of the June 28th 2022 minutes**

A motion was made by **Gregory** to approve the July 26th 2022 regular meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

**VII. Old Business**

Private Road Site Plan Approval:

Neal **Kelley**, North Cove Builders – 2149 62<sup>nd</sup> St #03-07-012-019-50/60.

As a continuance of the July 26<sup>th</sup> meeting **Kelley** presented an updated site plan. The PC noted that the 18 x 24 site plan provided was not required size, which is 24 x 36. **Kelley** also provide proof of ownership of Parcel # 03-07-012-019-60. The PC also noted that the site plan was missing number 7 and 8 from Section 12.03 C. The PC did not find any drainage issues with the site.

**Badra** asked if lots C and F would be accessed from the hammerhead turnaround at the end of Fennview Dr. **Kelley** responded Yes, that the lots would each have their own individual driveways.

**Badra** asked if lots C and F could be split in the future. **Smalley** replied that it could be possible if any divisions were left.

The PC discussed some changes to be made to the easement/maintenance agreement. **DeZwaan** asked if the Fire Department had approved the Private Road. **Smalley** responded that she had an e-mail from the Fire Chief regarding his initial review that suggested an additional 10' of length on the turnaround would be helpful for some of the newer/bigger equipment but that he was fine with it as is. **DeZwaan** asked if the Road Commission had approved the road name. **Smalley** stated that they had approved it.

**Pierson** asked if the addition of sidewalks could be required as an approval condition. He stated that he is concerned that the school bus would not pick children up at their homes but at the entrance off of 62<sup>nd</sup> Ave., causing them to have to walk down the street to their bus stop. The majority of the PC agreed that the road is wide enough, with plenty of shoulder to walk on, for the kids to safely get to their bus pick-up location. Sidewalks would not be required for this private road but the topic will be discussed as a possible change during the Master Plan review process.

**Badra** made a motion that the private road request for Fennview Drive be approved with the following conditions:

1. The applicant must comply with the Ganges Township Fire Department's requirements for the hammerhead end of the private road.
2. Three 24 x 36 Site Plans must be provided for Planning Commissioners signatures at the next Planning Commission meeting.
3. The applicant agrees that access to the six parcels must be from Fennview Drive.
4. Item 6 is to be removed from the Private Road Maintenance agreement that was presented.
5. Section 3.21 D. 5, 7 and 8 of the Ganges Township Private Road Ordinance must be added to the Road Maintenance and Easement Agreement.
6. The Township attorney must review that agreement at the applicant's expense

**DeZwaan** seconded the motion. *Roll Call Vote 5-0 Motion Passed.*

## VIII. **New Business**

1. Site Plan Review- 3.36 Commercial Small Cell Communications Facility

Michael **O' Connor** -Camp-It – 6635 188<sup>th</sup> Ave #03-07-016-032-00.

**O' Connor** started off by explaining that he was not in defiance of the ordinance when he installed the tower approximately 14 years ago, but ignorance that his internet tower was considered a Commercial Small Cell Communications Facility. **O' Connor** went on to say that the tower has been essential for broadband access for him and his guests. **O' Connor** reported that The ZBA had given the tower a conditional approval for a setback variance on July 25<sup>th</sup> 2022, based on an engineer's review and report with recommendations on how to reinforce the now 75' tall structure.

**Badra** asked if the anti-climbing device(s) had been installed. **O' Connor** responded they would be if the Site Plan is approved. **Pierson** asked if the emergency contact posted on site should be west Michigan Wireless or **O' Connor's**. **O' Connor** stated it would be fine to use his contact information. **Pierson** requested that a security bond be required, should the tower need to be removed at the Township's expense. **O' Connor** replied that he is a long-time tax paying resident that can meet his financial obligations and that there would be no problem meeting this requirement.

**Pierson** made a motion to approve the Camp-It Tower Site Plan with the following conditions.

1. An anti-climbing device must be applied to the tower.
2. The phone number of the Camp-it office must be attached to the tower as an emergency contact.
3. Two 24x36 sealed Site Plans must be presented for Commissioners signatures at the next Planning Commission meeting.
4. A security bond must be provided to cover the cost of removal of the tower if abandoned or no longer needed.

**Gregory** seconded the Motion. *Roll Call Vote 5-0* Motion passed.

2. Report regarding the Coastal Community Resilience Program

**Gregory** reported that he has not received an update from McKenna regarding the Survey for the Master Plan update. **Gregory** read the agreement letter from LIAA for the Coastal Community Resilience Matching Grant Program and stated that a request has been submitted to the Board to provide the \$7500 cash match with the Michigan Coastal Management Program to fund LIAA's services to develop and draft a coastal resilience chapter to add to the Master Plan. **Gregory** explained that adding this information would bring the Plan into compliance with County, State, and Federal Requirements.

**Pierson** requested examples of other work LIAA has done for other communities and how it had benefited other Lake Michigan homeowners. **Gregory** stated that he would provide some examples.

The PC members questioned if the neighboring lake shore communities were also applying. **Gregory** replied that this particular project only involved Ganges Township. **Badra** asked if the money would be refunded if the grant was not approved, no answer was provided.

### VIII. Administrative Updates

Township Board-

**Hutchins** reported that the Board had appointed **Gregory** as the liaison to the Coastal Community Resilience Program. **DeZwaan** requested that **Hutchins** ask the Board to approve a motion light for the back door of the Township hall.

Zoning Board of Appeals (ZBA)-

**Pierson** reported that the ZBA three variance requests on the agenda for the August 30<sup>th</sup> meeting.

Zoning Administrator-

**Smalley** reported that there will be a Site Plan review for a Private Road at the PC's October meeting. **DeZwaan** asked **Smalley** about the Selah Way Private Road: was it complete? had the attorney fees been paid? Has the agreement been recorded? **Smalley** responded that the road has not received final approval yet. **DeZwaan** requested that **Smalley** perform her annual inspection of the Ciesla sand mining site to see if any reclamation had been accomplished.

### IX. Future Meetings Dates

The future dates of the PC Regular meetings will be on September 27<sup>th</sup> and October 25<sup>th</sup>.

X. **General Public Comment** - None

XI. **Adjournment**

**DeZwaan** Adjourned the meeting at 8:57.

**Respectfully**

**Submitted Jennifer**

**Goodrich**

**Ganges Township Recording Secretary**



