

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes **DRAFT** for August 27, 2013**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

**I. Call to Order and Roll Call**

Chair **DeZwaan** called the meeting to order at 7:00PM.

Roll Call: Chairman: Jackie **DeZwaan** – Present      Secretary: Phil **Badra**-Present  
Vice-Chair: Roy **Newman**-Present      Commissioner: Charlie **Hancock** –Present  
Board Trustee: Barry **Gooding**-Present  
Zoning Administrator Tasha **Smalley** was present.

**II. Additions to the agenda and adoption**

Motion to accept the agenda as presented by **Badra**, seconded by **Gooding**. Motion passed.

**III. General Public Comment**

None

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

**DeZwaan** stated that there were several letters given to members of the Planning Commission. One letter concerned the issue of medical marijuana that was forwarded to the members by **Badra** after a question was presented to him. Another letter “that will be addressed in” **addressing** the administrative updates, and two from **Neil VanLeeuwen** concerning “non-conformance” and how to determine a person's employment by the Township.

**Badra** replied regarding the questions raised by **Neal**, first the status of the Zoning Administrator as an employee vs. independent contractor is a matter for the Township Board and the Township attorney to determine, not the **PC**. “**DeZwaan** asked **Gooding** to take this issue to the Township Board”  
Second, as to the amendment to the Nonconformity Ordinance involving dwellings, **Mr. VanLeeuwen** requested that the **PC** show him the correspondence from the Township attorney approving that amendment. The attorney's opinion was addressed to the **Township Supervisor** and not the **PC** so only **Mr. Hebert** can disclose that client/attorney privileged information.

**V. Public Hearing - None**

**VI. Approval of May 28, 2013 minutes - Motion by **Badra** to approve the May 28, 2013 Regular Meeting minutes with corrections. **Newman** seconded the motion. Motion passed.**

**VII. Old Business -None**

**VIII. New Business**

A. Site Plan Review Parcel #07-005-003-00, 6810 124<sup>th</sup> Avenue.

It was felt that **Newman** should recuse himself since the property being looked at has a family connection. All paperwork has been finished concerning the sale, but to keep even a perception of conflict of interest **Newman** left the room during the discussion. A quorum was still available. **Brian Bosgraaf**, a residential home builder for about twelve years stated that his business would like to renovate the present building on the property into office space, with a conference room and kitchen that would also display some of their work.. They currently have office space in Holland and they would like to consolidate to this property. They do a lot of work along the lakeshore and this would give them a place to meet, show some of their work and landscaping. They would need parking for staff meetings. They would have a cabinet shop where they would only build the cabinets. No finishing would be done at this location, as that is done on the building sites. He stated that he was asking for the preliminary and final site approval at this time. He stated that they would



Ordinance”. **Bosgraaf** asked about the Ordinance requiring that permits need to be obtained before the Site Plan Review. Is it possible to get approved contingent on permit approval? Smalley read from the Ordinance 12.07d, and 3.01 Application of Regulations. It could be done with a Preliminary and then would need to come back for the final.

#### **IX. Administrative Updates**

- A. Township Board-**Gooding** stated that the Township Board addressed the “Friends of Blue Star Trail” which goes from Saugatuck to M-89 now and our Township will be responsible from M-89 to Glenn. The Township attorney will draw up the paperwork stating that the Township will pay for the engineering at a cost of about \$2,000. Other issues were the repairs to the 121<sup>st</sup> Avenue wash out that were completed, a new drain district on Walker Road, a fireworks ordinance is being worked on, and **Rex Felker** was issued a last notice to anchor the house that was moved onto his property on 62<sup>nd</sup> Street.
- B. Zoning Board of Appeals – **Newman** stated that there were two variance requests concerning setbacks brought to the ZBA at their last meeting. Both were denied.
- C. Zoning Administrator – **Smalley** stated that her information was addressed under the New Business portion. **Smalley** stated that she has received the quarterly report from **Ciesla**. **DeZwaan** asked that she inform the **PC** members when this is received. She had a letter from the **Smiths** concerning the **Medrano Special Use** permit given in 2008. It was felt that he has been violating this permit. **DeZwaan** felt that **Smalley** needed to send a letter to **Mr. Medrano** that he is not in compliance. He was approved for two vehicle and one additional commercial vehicle. If he violates again the Special Use permit will be revoked. **Badra** made a motion to send the letter reminding **Mr. Medrano** what he agreed to. If more complaints or he violates then a Public Hearing will need to be held. **Hancock** seconded the motion. Vote was 4 yes with 1 no vote. Motion passed.

#### **X. Future Meetings Dates**

The future dates of the PC Regular meetings will be Tuesday, September 24, 2013 and Tuesday, October 22<sup>nd</sup>, 2013.

#### **XI. General Public Comment**

**Bob DeZwaan**, 2259 68<sup>th</sup> Street – voiced concern about Bosgraaf's well being good drinking water, but the State keeps changing the parts per million that are considered safe. Jackie DeZwaan stated that we have to go by the regulations as they are now. Side yard footage change- live for one year next to a commercial business. There are more items going to the ZBA. It is buyer beware. Permits – Getting the permits before the Site Plan review makes sure they are more serious.

**Jim Birkes**, 2344 70<sup>th</sup> Street – **Bosgraaf** is working from an old copy of the Ordinances, are there new copies available? **Smalley** stated that **Clerk Yonkers** has a digital copy of the text available, but is waiting for the maps before making it available on the web site. Concerning the **Medrano** issue, the Township is somewhat to blame since this should never have been allowed. They used the SLU to try and work the problem out. **Mr. Medrano** was running a trucking business out of his home. Don't ignore the Ordinance.

#### **XII. Adjournment**

Motion was made by **Gooding** and supported by **Badra** to adjourn. Motion carries unanimously. Adjourned at 9:30PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**

