

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for August 27th, 2024
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

I. Call to Order and Roll Call

Chair: Jackie **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** – Absent

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

DeZwaan made a motion to amend the agenda, adding Traymar Holdings LLC's final site plan approval to the first thing in old business. **Badra** seconded the motion. Motion passed.

III. General Public Comment –

Gregory introduced his grandson William **Roche** who is currently a college student studying at Bethel University in Chicago. William attended tonight to experience how a community and Planning Commission carries out the process of updating their ~~Master Plan~~ *Zoning Ordinance*.

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Bouchard to **DeZwaan** Re: the full draft Zoning Ordinance for their review. With reply from **DeZwaan**

The Township Clerk (Phelps) to **DeZwaan** stating that the hardcopies of the draft had been received at the Township hall.

Badra to the PC Re: the Traymar Holdings Special Land Use (SLU) approval letter

Gregory to the PC RE: EGLE Great Lakes Coalition Presentation

Gregory to the PC Re: Consumers Energy's upcoming 2025 Renewable Energy Program announcement

DeZwaan presented a pamphlet for an in person Michigan State University (MSU) Extension Citizen Planner Program class in September 2024. **Pierson** commented that he would forward this information on to the other Zoning Board of Appeals (ZBA) members.

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the July 23rd, 2024 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. Old Business –

1. The PC members signed off on the Traymar Holdings - Glenn Meadow Bed & Breakfast's amended SLU Site Plan. *Badra informed Davis that the SLU must be recorded by the Register of Deeds.*

2. Zoning Ordinance update discussion. **Badra** has forwarded these corrections/comments to **Bouchard**, to be updated in the Master Plan.

The PC completed their review through Article 5, Ag District. There are three parts to the review – typos, changes the PC agreed upon and want changed unless you feel these changes conflict with some law or legal opinion, and questions for Bouchard and McKenna.

1. Typos – The entire Ordinance needs a major proof reading to correct spelling, punctuation, and page numbers. These are some of the typos we found but there may be more.

Page v Section 21.03 sentence runs beyond the margin of the column.

An additional Page v is blank.

Page 2-7 C. Foster Family Home needs to be D. and not grouped under C.

Page 3-6 Guest Cottage J.3 Shall should, be shall.

Page 3-6 A.2 needs a comma between place and string.

Page 3-23 12 b. Change is, to are.

Page 3-24 Section A.1 Remove of.

Page 3-25 1. Farms should be Farm.

Page numbers are confusing, for example the other side of Page 1-2 is labeled 2-3 and starts Article 2 Definitions. It would be clearer if a new separate page is started labeled 2-1 Article 2 Definitions. The same thing occurred with Page 4-1 occupying the back side of page 3-29. It would be best to give each new Article a fresh page.

2. Changes agreed upon;

Face Page: remove LSL Planning.

Page ii Delete Section 3.36 from the Table of Contents and add it to Section 3.29 D. Biofuel production facilities are subject to the requirements of the MZEA PA 110 of 2006 Section 125.3513 as amended.

Page ii- Delete Section 3.37 – should be in Article 18, SLU.

Page 2-4 Adult Foster Care facility – Change to read – Adult foster care facilities are homes or facilities that provide foster care to adults and are subject to the adult Foster Care Facility Licensing Act, PA 218 of 1979 as amended and the Michigan Zoning Enabling Act, PA 110 of 2006 as amended.

Add to D. This is referred to in the MZEA as Section 206. (1) b.

Page 2-6 Brewpub Change to read Regulated by the State of Michigan under the Michigan liquor Control Code of 1998, PA 58 of 1998 as amended; a brewpub is a facility, etc.

Pages 2-7 & 2-8 Foster Family Home is D. Child group Home is E. Add F. Qualified Residential Treatment Program. Add G. Child Care Facilities are subject to the Child Care Organizations Act, PA 116 of 1973 as amended and the Michigan Zoning Enabling Act, PA 110 of 2006 as amended.

Page 2-8 Delete definition of Conditional Rezoning.

Page 2-10 Need a definition of Event Center.

Page 2-11 Flooding – Replace with all the previous definitions A through and including G as they appear in the current Ordinance.

Page 2-16 Microbrewery Change to read – Regulated by the State of Michigan under the Michigan liquor Control Code of 1998, PA 58 of 1998 as amended, a microbrewery is a facility that, etc.

Page 2-18 Add Qualified Residential Treatment Program means a program within a child caring institution meeting the requirements of the Child Care Organizations Act, PA 116 of 1973, Section 1. (ee) i-vi MCL 722.111 as amended.

Page 2-22 State licensed Residential Facility- change to read – A structure constructed for residential purposes that is licensed by the state under the Adult Foster Care Licensing Act, PA 218 of 1979 as amended or the Child Care Organizations Act, PA 116 of 1973 as amended and provides residential services to 6 or fewer individuals under 24 hour supervision or care.

Page 2-23 Need a better definition of Vehicle, the current one is poor.

Page 3-9 Illegal Dwellings Replace A and B with A. The use of any basement for dwelling purposes is prohibited in any zoning district unless the basement meets the appropriate adopted building codes for the Township. Buildings erected as garages or accessory buildings shall not be occupied for dwelling purposes. Re letter, C, D and E to B, C and D.

Page 3-20 B.4. Add as amended.

Page 3-21 Section 3.26 B. Line 2 -Submission of twelve (12) copies of a 24x36 inch Site Plan bearing the seal of the engineer/surveyor preparing the Site Plan to must be received by the Zoning Administrator not less than 35 consecutive days prior to the regular Planning Commission meeting at which the request will be considered. The Planning Commission shall receive copies of the 24x36 inch Site Plans bearing the seal of the engineer/surveyor preparing the Site Plans not less than 14 consecutive days prior to that meeting. THIS STATEMENT SHOULD BE A STANDARD STATEMENT WHERE COPIES OF THE SITE PLANS ARE REQUIRED THROUGHOUT THE ORDINANCE.

Page 3-22 B.2. Line 4 add -proposed public or private roads.

Page 3-26 A.2 Mechanical equipment and system components must be screened etc.

Page 3-27 e. Panels shall be screened from residences and road right of ways in a manner that is, etc.

Page 3-29 Delete section 3.36 and add it to section 3.29. Move section 3.37to the Special Land Use section page 18-13 N.

Page 5-1 – change Adult Foster Care Large and Small group homes from SLU to P.

Page 5-2 Add private roads subject to Section 3.20 C.

3. Questions;

Can we say mineral mining is not allowed for instance in the Ag district or in prime farmlands?

Can we add Private Roads to all table of uses? We know it is in General Provisions but other things in general provisions are listed as allowed in some district's table of uses. You mentioned why we shouldn't, but we don't remember the reason.

We are allowing foster care large and small group homes as permitted uses because the State

licenses those facilities and an article from MSU Extension seemed to indicate a SLU was optional. Are we correct?

On Page 3-20 B.1 Is the 15 acres a State regulation?

VIII. New Business – None

IX. Administrative Updates

a. Township Board

Hutchins reported that there would be another tire recycling day at the Township Hall on the 3rd Saturday of September. He also reported that the Pier Cove Park improvements are at a standstill until the group can get 2 more bids for the project.

b. Zoning Board of Appeals

Pierson reported that the judge would be making his decision regarding the Zaleski driveway/lot coverage case in 30-45 days of the August 8th Hearing.

c. Zoning Administrator

Smalley had nothing to report.

X. Future Meeting Dates – Special Meeting to ~~workshop~~ *continue* the Zoning Ordinance review September 7th 17th at 7pm. September 24th & October 22nd.

XI. General Public Comments –

Roche thanked the PC members for the opportunity to witness the process and procedures of local government. William also thanked them for their service.

XII. Adjournment

Badra made a motion to adjourn the meeting, **Pierson** seconded the motion. Meeting was adjourned at 9:00 PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary

