

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for February 28, 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** – Absent

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 correct Kavanaugh’s parcel # to 03-07-023-001-01, and the address to 1740 62nd St. Also, to amend the approval of the 12/11/2023 minutes to reflect that Pierson and Hutchins were absent. **Gregory** seconded the motion. Motion passed.

III. General Public Comment

Sue **Poolman** – 7021 114th Ave asked about the proposed Glen Hamlet mixed use district, regarding the Crawford Subdivision and the possibility of a developer buying one of the properties and creating a business in the neighborhood. **Smalley** commented that approximately half of the neighborhood is already within the 500’ of commercial zoning off of Blue Star Hwy.

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Badra to PC Re: where Foster Care homes are allowed

Badra to the PC Re: Sue Poolman letter

Smalley to **DeZwaan** Re: the corrections to Kavanaugh’s Parcel # and Address on the February Agenda

Pierson to PC Re: comparison between State’s new law and Ganges restrictions on energy farms.

Gregory to the PC Re: Solar Energy

Pierson to the PC Re: Renewable Energy

Bouchard to the **DeZwaan** Re: Zoning Ordinance update, forwarded to PC

Badra to PC Re: Article 3 Changes

Pierson to the PC Re: Renewable Energy

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to re-approve the December 11, 2023 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

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

VII. Old Business –

- a. Samuel **Kavanaugh** – 1740 62ndSt. Fennville MI 03-07-023-001-01.

Kavanaugh presented the updated Site Plan for his Open Space Development with a Private Road (PR) to the PC. **Smalley** commented that the Township Attorney was still reviewing the Road Maintenance Agreement and the Conservation Easement. **Smalley** also reported that the street sign for Loreto Ln. and stop sign have been installed. **DeZwaan** stated that the PC had received the letter from the engineer confirming that the road was constructed to meet the Township requirements, an email from the Fire Department stating that the road was adequate for the fire apparatus, and an e-mail from the Road Commission stating that the Loreto Ln road name had been approved.

DeZwaan made a motion to approve the site plan for Kavanaugh’s Open Space Development with a Private Road at 1740 62ndSt. Fennville MI *parcel* #03-07-023-001-01 as it complies with Section 3.21, 3.27, and 12.03 of the Ganges Township Zoning Ordinance; with conditions.

1. That the Road Maintenance Agreement and Conservation Easement be reviewed by the Township Attorney at the owners expense and recorded with Allegan County, and a copy of that being sent to the Zoning Administrator and

the PC within 15 days.

2. That ingress and egress access for both parcels shall be from the Private Road only.

Pierson seconded the motion. Motion carried. All in favor.

VIII. New Business –

- a. Zoning Ordinance Discussion:

Article 4. Districts

Section 4.01 Districts Established

Replace Residential Mixed Use with Glenn Hamlet Mixed Use District and add “Residential” Planned Unit Development.

Section 4.03 Rules for Interpretation of District Boundaries

(A.3) Remove the second sentence. The Industrial District extends 1320 feet from the center of the highway unless otherwise designated. The new zoning map will be amended to include the entire parcel in this district.

Article 5. Agricultural District

Section 5.01

(A) Remove portion of second sentence “open space and”. Remove third sentence. Isolated open space cluster developments are permitted on portions of land not well suited for agricultural production.

Section 5.02

Remove N P: Not Permitted: The use is not permitted in the district.

Add: If a use is not listed in the Table below, it shall be considered prohibited, unless it is deemed that the proposed use is similar to a permitted use or Special Land Use listed below.

Permitted uses are determined by the Zoning Administrator or Planning Commission (PC).

Pierson wanted to go on record that he does not like this language which leaves wiggle room. **Smalley** commented that she would not like to make that kind of determination on her own and would bring to the PC for approval. **Hutchins** commented that there is no way to foresee every possible future use.

Table of Uses:

Residential

Moved - Keeping Animals as an accessory use (subject to Section 3.18) to Accessory.

Removed - State licensed residential facility with six (6) or fewer residents; as it is permitted by right.

Moved - Truck parking (number and type as needed for agricultural purposes) and Semi-truck parking (see General Provisions) to Non-Residential.

Non-Residential

Removed - Campground, RV Park, Cemetery, Commercial Kennel, Public Schools and Colleges, Shooting Range, Truck Maintenance Facility, and Golf Course from the permitted uses. Pierson suggested that a “green” cemetery be considered as a Special Land Use (SLU). There is currently no definition of a Greenhouse or Nursery but could be permitted with a SLU. A cider mill was also added as a SLU and the solar Farm SLU was updated to include “only allowed on non-prime farmland Class V through VIII as determined by the USDA Natural Resource Conservation Service (NRCS)”.

Accessory

Added – Agricultural Products, Retail.

Removed - Private roads in an open space development, Private roads without open space development, Ponds, and Signs

Section 5.03 Development Requirements:

(A) Changed minimum lot area from three acres to five.

Added- The minimum lot width for a lot on a cul-de-sac or other irregularly shaped lot shall be measured at the front yard setback. These lots shall have a minimum frontage of fifty (50) feet at the front property line.

Article 6. Residential Districts:

Section 6.02

Remove N P: Not Permitted: The use is not permitted in the district.

Add: If a use is blank or not listed in the Table below, it shall be considered prohibited, unless it is deemed that the proposed use is similar to a permitted use or Special Land Use listed below. Permitted uses are determined by the Zoning Administrator or Planning Commission (PC).

The PC determined that they would like the residential district and the Res/AG District permitted uses to be separated into their own Articles.

Residential:

Removed - State licensed residential facility with six (6) or fewer residents; as it is permitted by right. Also Removed Group Child Care Home and Semi Truck Parking.

Added – Adult Foster Care Family Home, Large Group Home, and Private Residence; Family Child Care Home, Foster Family Group Home, Foster Family Home, Group Child Care Home.

Changed Institutional to Non-Residential.

Added Parks and outdoor Recreation, both Public and Private to the allowed uses and changed Elementary, middle, and high schools, private to Schools and Colleges (private).

Need a Definition for Assembly buildings, theaters, auditoriums, and private clubs and should be moved to Commercial Districts, each with their own parameters and max size (2500 square feet).

Added - A Greenhouse Use, to include Commercial and Non-Commercial; Cider Mills, and Semi Truck Parking.

Removed – Municipal and public service activities; Public Park, Playground, Field or Open Space for Recreation.

Moved – Truck Maintenance Facility to the Industrial/Commercial District

Accessory:

Removed Private Roads, Ponds, and Food Trucks

Section 6.03 Development Requirements

(A) Change Minimum lot area to 32,670 square feet.

Added- The minimum lot width for a lot on a cul-de-sac or other irregularly shaped lot shall be measured at the front yard setback. These lots shall have a minimum frontage of fifty (50) feet at the front property line.

- ❖ The plan is to work on Article 7 at the March PC meeting. DeZwaan asked and Bouchard confirmed that they are still within budget for the monthly meeting updates.

IX. Administrative Updates

a. Township Board

Hutchins had nothing to report.

b. Zoning Board of Appeals

Pierson reported that there is a ZBA had denied the setback variance request for a Verizon Cell tower at 6851 114th Ave. at their January 24th meeting. Pierson also reported that the Zaleski's have filed suit over the ZBA's November 16th ~~2024~~ 2023 Interpretation of lot coverage for their driveway at 7142 Ridgeway.

c. Zoning Administrator

Smalley had nothing to report.

X. Future Meeting Dates –March 26th 2024 & April 23rd 2024

XI. General Public Comments –

Sue Poolman questioned where the non-prime farmlands, where solar farms allowed, are located; and how big they can be. **DeZwaan** responded that the Township can only govern solar farms up to 50 MW. Anything bigger, the Township regulations would have to be less restrictive than the State of Michigan rules for the township to be able to regulate them.

Poolman also asked about Short Term Rental Regulations. **Smalley** responded that the Township does not want to regulate them.

XII. Adjournment

DeZwaan made a motion to adjourn the meeting, **Pierson** seconded the motion. Meeting was adjourned at 9:18PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary