

GANGES TOWNSHIP PLANNING COMMISSION
Special Meeting Minutes FINAL for January 11, 2006
Ganges Fire Department
6957 114th Avenue
Fennville, MI, Allegan County

Chairman **Reimink** called the meeting to order at 7:00 PM.

Roll Call: Chairman Ed **Reimink** – present
Secretary Jim **Birkes** – absent
Commissioner Jackie **DeZwaan** – present
Commissioner Dortha **Earl** – present
Commissioner Barry **Gooding** – present
Board Trustee Terry **Looman** – present
Commissioner Dawn **Soltysiak** – present

PUBLIC COMMENTS – None

CORRESPONDENCE

Letter dated January 7, 2006 from Jim Hanson, Saugatuck Township Planning Commission Chairman, to **Reimink** expressing concern regarding the present commercially zoned south side of M-89. Hanson states that the north side of M-89 (in Saugatuck Township) is zoned A-1, the least intensive ag designation, and that the desire of the Saugatuck Township residents via their own survey is to retain a rural character.

BUSINESS SESSION

Publication of Open House

Catherine Kaufman, planner with McKenna Associates, suggested several ways to publicize the January 31, 2006 Open House:

- advertise in the local and area newspapers, with the option to use the draft press release supplied by McKenna Associates
- have a local newspaper write an informational/news article about the Master Plan/Open House
- send out letters to neighboring townships, community groups, environmental groups, etc. (draft letter also supplied by McKenna Associates)
- talk to people directly
- get Allegan County Commissioner involved

Looman proposed getting flyers out to local businesses and public buildings; **Soltysiak** volunteered to draft the flyers.

After considerable discussion regarding which newspapers to advertise in and how many times, the Planning Commission (P.C.) decided to advertise one (1) time in the *Local Observer*, *Holland Sentinel*, *South Haven Tribune*, and *Allegan Gazette*. **Earl** recommended contacting the *Local Observer* to have an article written about this event.

Master Plan Open House—McKenna Associates' Plan

Kaufman first introduced a Ganges Township vision statement to the P.C. as a preamble to the written goals and objectives, which the P.C. approved. Kaufman then suggested the following presentation McKenna would make for the Open House, emphasizing that the primary goal is to get as much public input as possible:

- placing large base (future land use) maps up on boards around the room
- having copies of the goals and objectives available for the public to read and/or take with them
- giving a Power Point presentation of approximately ten minutes in length, explaining what the Master Plan is and what its impact will be on the community
- having comment cards available for the public

Comments and questions from the P.C. followed:

- **Reimink** suggested that there be two (2) presentations, at 5:30 and 7:00 PM.

- **Soltysiak** asked if Kaufman could have a hand-out available for the public that explained what a master plan is, its relationship to zoning, and how grandfathering will apply; Kaufman agreed and will have one available.
- **Reimink** asked if Kaufman recommended having the last future land use map available for comparison; Kaufman responded in the affirmative.

- **Gooding** expressed concern about the decreased designation of commercial use, stating he is getting public response against rezoning commercial to ag/residential use. He also reminded the P.C. that commercial and light industry provide a needed tax base.
- **Reimink** asked Kaufman for suggestions on how to respond to anticipated questions from the township residents.
- **Looman** advised making sure that the Open House announcement be placed on the Web site.

Kaufman reminded all that the P.C. has put much time, effort, and thought into developing the goals and objectives, which reflect the desires of the constituency as evidenced by the survey and have been translated into the draft future land use map. And Kaufman reassured **Gooding** and **Reimink** that, from her professional experience, there are good and sound rationale for this Master Plan. **DeZwaan** added that the P.C. is not trying to remove the existing businesses, but that the Master Plan would encourage and support agritourism and home-based businesses as opposed to Seven-Elevens and Walmarts.

Other

DeZwaan and **Gooding** will be attending the Citizen Planner Program, February 2 through March 30, 2006.

The regular P.C. meeting on January 24 will be held at the Glenn firehall.

Chairman **Reimink** reminded the P.C. that the election of officers will occur at the January 24th meeting. He also relayed from Paul Shamblin, code enforcer, that the Ciesla mining issue is progressing.

PUBLIC COMMENTS

Diana Decker, 128C Elizabeth St., Saugatuck, asked if the owners will be notified if the proposed changes on the future land use map affect them. Kaufman reminded Decker that, first, the future land use map is not rezoning, and second, changes made in planning for land use do not require that owners be notified.

Vern Beilfuss, 1705 Lake Michigan Dr., agreed that as many people as possible should attend the Open House and, subsequently, recommended that the P.C. advertise it two (2) times, as opposed to once.

ADJOURNMENT

Looman moved to adjourn; **Gooding** supported; motion carried unanimously. Meeting adjourned at 8:21 PM.

Respectfully submitted,
 Elaine I. Troehler
 Ganges Township Recording Secretary