

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for January 23, 2024**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville MI, Allegan County**

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

Vice Chair: Dale **Pierson** called the meeting to order at 7:00 pm

Roll Call: Chair: Jackie **DeZwaan** – Absent

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**

**Hutchins** made a motion to amend the agenda, moving New Business to before Old Business.

**Gregory** seconded the motion. Motion passed.

**III. General Public Comment**

Spencer Covey – 1290 Bluestar Hwy voiced his concerns over construction and drainage issues at 1282 Fabun Rd. Covey stated that ever since the new in-Ground pool was installed there have been storm water retention issues. Smalley told Covey to contact her at MTS the next morning and she would address the issue.

**IV. Correspondence and upcoming Seminars**

**Pierson** has emails from:

**Badra** to PC with copy of mailed memo to **Kavanaugh** and **Rolf** with what is needed for their private road consideration.

**DeZwaan** to the PC about upcoming MSU programs coming up with reply from **Gregory**

**Badra** to PC about email sent to **Bouchard** at McKenna about where ordinance discussions ended at

November PC meeting and private roads in Ag district.

**Gregory** to PC informing of MTA webinar about new renewable energy laws with a reply from **Badra**

**Badra** to PC on December PC meeting minutes corrections

**Badra** to PC with his thoughts on Ordinance changes through Section 11, since he is absent the next two months

**DeZwaan** to PC, forward from **Bouchard** at McKenna, with draft ordinance Sections 3 to Section 10

**Badra** to PC and McKenna with questions about draft ordinance

**Badra** to PC about important points from MTA Webinar about renewable energy with a reply from

**Gregory**

**Smalley** to PC regarding lack of all documentation needed for Loreto Ln private road consideration

**Gregory** to PC with comments and questions about Ordinance Articles 3-10

Pamphlet from Michigan Association of Planning Re: upcoming training workshops for elected and appointed officials.

**V. Public Hearing** – None

**VI. Approval of Prior Minutes**

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

**VII. New Business** –

a. Election of Officers

**Hutchins** made a motion to elect **DeZwaan** as the Chairperson. **Gregory** seconded the motion. Motion passed.

**Hutchins** made a motion to elect **Badra** as the Secretary. **Gregory** seconded the motion. Motion passed.

**Hutchins** made a motion to elect **Pierson** as the Vice-Chairperson. **Gregory** seconded the motion. Motion passed.

b. **Gregory** made a motion to set the PC meeting schedule for the fourth Tuesday at 7PM at the Ganges Township hall 1904 64th Street Fennville, MI 49408. **Hutchins** seconded the motion. Motion passed. However, with the elections on February 27<sup>th</sup> the meeting may be re-scheduled for February 28<sup>th</sup>.

VIII. **Old Business** –

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

The open space development application re-review/approval was postponed till the February meeting, due to a delay in providing the requested/required additional information.

- b. Zoning Ordinance Discussion:

Section 3.15 (B) Height Exceptions.

**Pierson** questioned why ~~water towers~~ *some structures* would be allowed to be 75 feet tall in every district; thinking that it should only be allowed in the industrial district(s). Possibly move Chimneys from (B) to (A). Possibly Move (B) to Article 10 Requirements.

**Pierson** questioned why they would allow a Private Road (PR), *currently proposed* in the Ag District, ~~that would~~ to serve up to four parcels; thinks it should only allow ~~one additional parcel~~ *two parcels* and have to meet all of the design requirements that other allowed PR in the township must meet.

**Gregory** asked if the term “Event Center” was too broad of a category of proposed uses. It was explained that the uses could be limited by the maximum square footage allowed.

**Bouchard** took over the discussion, presenting the rest of her proposed changes to Article 3.

Section 3.22 Non Commercial Wind Energy System and Anemometer Tower

(J) Remove “affixed or attached any signs”.

Section 3.23 – No Changes

Section 3.24 – No Changes

Section 3.25 – No Changes

Section 3.26 – No Changes

Section 3.27 Open Space Preservation

(B.1) Second sentence - Remove “existing or proposed public”

Section 3.28 Signs

Remove (AD.2), or replace with more generic language pertaining to police power.

Remove (E)

Section 3.29 – No Changes

Section 3.30 Biofuel Production Facilities

(A.1) Add to the end of the sentence: “as amended or meets the definition of farm by this ordinance”.

#### Section 3.31 Farm Market

(A) Add the Definition of GAAMP (Generally Accepted Agricultural and Management Practices) and add “as defined by the Michigan Department of Agriculture and Rural Development” to the end of the sentence.

Badra would like to add the text “must be located where AG activities are allowed”.

(B) Change the word Minimal to Minimum

#### Section 3.32 Equine Boarding Stable and/or Training Facility

Remove (B) – Says the same thing as (A)

#### Section 3.33 Raising Fur Bearing Animals

Add (A) - Must comply with GAAMPs for Site Selection and Odor Control for New and Expanding Livestock Facilities.

#### Section 3.34 – No Changes

#### Section 3.35 Solar Energy systems – Non Commercial

Smalley would like to change (A.1) to say that it must meet the required setback and remove “20 feet”. PC will revisit this one at a later date.

(C.1) Smalley questioned if the 200 foot setback for a front yard was excessive. It was decided to leave as is.

(C.5) The definition of a Greenbelt needs to be improved. “An area of open land...” would not provide the necessary screening.

❖ The plan is to work on Articles 4-7 at the February PC meeting.

## IX. Administrative Updates

### a. Township Board

**Hutchins** had nothing to report.

### b. Zoning Board of Appeals

**Pierson** reported that there is a ZBA meeting scheduled for January 24<sup>th</sup>, where a decision will be made on the setback variance request for a Verizon Cell tower at 6851 114<sup>th</sup> Ave.

### c. Zoning Administrator

**Smalley** reported that she will have the rest of the information for the Kavanaugh PR at

the next PC meeting.

**X. Future Meeting Dates** –February 28<sup>th</sup> and March 26<sup>th</sup> 2024

**XI. General Public Comments** – None

**XII. Adjournment**

**Gregory** made a motion to adjourn the meeting, **Hutchins** seconded the motion. Meeting was adjourned at 9:08PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary