

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for January 24, 2023
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

I. Call to Order and Roll Call

Chair **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 move New Business before Old Business. **Pierson** seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and Upcoming Meetings/Seminar

DeZwaan has: The Annual Report from the Planning Commission (PC) to the Township Board.

A letter Aaron Plummer - 6918 120th Ave; to the Board Re: a land division request

The Third Quarter and Annual Sand Mining Report for Ciesla

McKenna Master Plan Survey Results

Emails from Badra Re: The Township Attorney's opinion of a commercial condo

Affordable Housing laws

Master Plan notes for this meeting, since he would be absent

Email from Gregory Re: an extra meeting request

V. Public Hearing – None

VI. Approval of the November 22, 2022 minutes

A motion was made by **Gregory** to approve the November 22, 2022 regular monthly meeting minutes, with corrections. **DeZwaan** seconded the motion. Motion passed.

VII. New Business

a. Election of Officers

DeZwaan made a motion to elect **Badra** as the Secretary. **Pierson** seconded the motion. Motion passed.

DeZwaan made a motion to elect **Pierson** as the Vice Chair. **Hutchins** seconded the motion. Motion passed.

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

b. Regular Monthly Meeting Schedule

DeZwaan made a motion that the regular monthly meeting of the Ganges Township Planning commission be held on the 4th Tuesday of the month, at 7 pm, at the Township hall. **Gregory** seconded the motion. Motion passed.

VIII. Old Business

The Master Plan (MP) discussion continued with Danielle **Bouchard** from McKenna. **Bouchard** presented the completed survey results and discussed the MP Goals and Objectives that the PC would like to see updated. The township’s last master plan vision statement reads: Ganges Township’s preferred future is focused on protecting and maintaining its existing rural character and high quality of life in an atmosphere of continued growth. The township’s desired future includes preservation of the township’s agricultural areas, environmentally sensitive areas and natural features. Protection of agricultural uses, lakes, wetlands, groundwater, and dunes is paramount. Also critical is ensuring that land uses are targeted to areas that have the capacity to accommodate those uses. The survey results show that the majority of the responders agree with the vision statement and want to keep it in the next ten-year master plan.

Topics like adding some definitions, reformatting some of the subpoints, and moving some of the

current goals to the Zoning Plan were also discussed. Commercial vs. Agri-Tourism Uses, alternative energy, funding public access to Lake Michigan and other recreational areas, and creating a shoreline protection overlay district were some of the other subjects deliberated on. It was decided that **Bouchard** will draft the public notice for March's Public Hearing and **Smalley** will post the notice in the newspaper.

IX. Administrative Updates

a. Township Board - None

b. Zoning Board of Appeals

Pierson reported that the ZBA has two variance requests on the agenda for their January 30th meeting.

1) Zaleski's setback relief requests for roof overhangs and a balcony at 7142 Ridgeway.

2) Fernweh Farmstead setback variance request for an interior driveway for a proposed Campground at 6708 118th Ave.

c. Zoning Administrator

Smalley reported that the Special Land Use for the proposed Campground at 6708 118th Ave may be on the PC's February agenda, if they receive approval from the ZBA.

X. Future Meeting Dates – Feb 28th & March 28th

XI. General Public Comments

Joel **Johnson** asked if there had been any further discussion Re: Wedding Barns. **DeZwaan** responded that no decision had been made.

XII. Adjournment

DeZwaan Adjourned the meeting at 9:09

