

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for July 23rd, 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** – Present

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

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

Pierson seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Pierson to PC Re: The draft for the new renewable energy law, and a Gregory's reply

~~**DeZwaan** to **Smalley**~~ **Smalley to DeZwaan** Re: the 1st and 2nd quarter report from Ciesla

Bouchard to PC Re: the full draft Zoning Ordinance for their review

DeZwaan remarked that the hardcopies of the draft had been mailed to the Township hall on Thursday July 18th and had cost about \$300.00 to print.

V. Public Hearing –

Open public hearing at 7:03

Special Land Use (SLU) 14.06 Bed & Breakfast – Glenn Meadow Bed & Breakfast.

Owner: Traymar Holdings LLC, Tracey Davis – 6846 114th Ave – 03-07-032-002-10

Davis presented her request stating that in 2013 her two children moved out of her 3 bedroom home; leaving 2 empty bedrooms which she rented out as an Airbnb. In 2019 they had an addition built to the home with 3 more bedrooms in it; 6 bedrooms total, one of which she occupies as the host. She had her site plan survey created by Rob **Persein** from Merritt Midwest Engineering. Davis noted that the site plan shows that the sign is in the road right of way (ROW) so Bob **Krause**, the sign installer, will be re-locating it.

Public Comment: None. **Smalley** stated that there had been no correspondence, for or against, received.

Closed the public hearing at 7:06

VI. Approval of Prior Minutes

Badra made a motion to approve the June 25th, 2024 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. New Business –

Badra asked how many bedrooms were in **Davis**' single-family dwelling. **Davis** responded that there were 6 total bedrooms, with one being owner occupied and the others used for guests. The PC asked what type of breakfast **Davis** serves. **Davis** responded that she serves a full "Garden to Fork" meal with the new Kitchen that was installed in the 2019 Addition. **Badra** asked if the septic system had been updated since it was first installed in 1973. **Davis** responded that the Allegan County Health Department had approved the installation of a 2 tank system, based on the number of Bedrooms she now had, and it was installed at the time of the Addition. It was noted that only one of the tanks was shown on the site plan.

It was also noted that the site plan did indeed show the existing sign as being too close to the road. **Smalley** stated that it should be 10' from the ROW. **Davis** responded that the sign would then be too far away from the road for guests to use it as an indicator that they had arrived at their destination. It was suggested that the sign be turned, parallel to the road, so that guests could see it when ~~the~~ they pull in the driveway and a larger mailbox could be installed to add the B & B name to the side of it. **Davis** replied that the sign was scheduled to be moved this weekend and that she would have a new site plan drawn up after that was completed.

Badra asked if smoke detectors and fire extinguishers had been installed. **Davis** replied that yes, they had been installed and that the home meets all the building code and State B & B regulation

requirements and that the Addition had received a Certificate of Occupancy from the Township Building Official. **Smalley** was unsure if a State license is required.

Pierson questioned whether or not number 5 of the SLU requirements “Exterior refuse storage facilities beyond what is normally expected for a single-family dwelling shall not be located in any front yard and shall be properly fenced in or screened from view on three sides” would apply here. **Davis** stated that she only has one Herby Curby type garbage can, like any other residential house has. **Smalley** agreed that Davis’ single garbage can was what is normally expected for a single-family dwelling and would not require an enclosure.

Badra asked if there was storm water management plan. **Smalley** responded that this is a single family residential structure with no soil disturbance being proposed. Adding, that since there will be no change to what has existed since 2019, no such plan should be required.

Pierson asked if the brush/tree line that surrounds the property would remain. **Davis** stated that it would, although they have mowed some paths through the area. Pierson remarked that it should be added to the site plan.

Pierson asked if any of the other structures on the property would be used by the guests. **Davis** responded that those structures are for her own personal use.

Pierson made a motion to approve the SLU with the conditions that they

1. add “Significant natural features and other natural characteristics, including but not limited to ... stands of trees... ponds... [etc.]” per the Section 12.03 C(15) Site Plan review requirements.
2. Add the missing septic tank, and
3. Move the sign out of the ROW.

DeZwaan made a motion to amend **Pierson’s** motion, to state that the PC should give preliminary approval of the Special Land Use for the Glenn Meadow Bed & Breakfast as it complies with Section 14.06 and Section 12.03 of the Ganges Township Zoning Ordinance *and the Ganges Township Master Plan*, with the following conditions.

1. That **Davis** provides 3 Sealed Site Plans with the pond, the sign, both septic tanks, and the tree line added to the prints.
2. Additionally, the barn must be posted “not for use of guests” and the site plan show a note that it is for personal use only.

Gregory seconded **DeZwaan’s** amended motion. Motion passed *by roll call vote*.

DeZwaan – Yes

Badra – Yes

Pierson – Yes

Gregory – Yes

Hutchins - Yes

Badra will send the applicant a copy of the decision. **Smalley** will get **Davis** back on the agenda for Final approval once the site plan as been updated.

VIII. **Old Business –**

Zoning Ordinance Update Discussion

DeZwaan stated that the hardcopies off the ZO Rough Draft had not arrived yet so there would be no discussion tonight. They should be here sometime this week and that the Clerk would notify the PC members once they arrive. Then the PC members can start their final review and make note of any changes that need to be made. The PC members should then bring their notes to the next meeting ~~were~~ where they would compile their list of agreed upon changes, Article by Article, and send that to Bouchard for a final update.

Pierson commented that the solar Energy Ordinance still needs to be updated. The State language will go into effect in November. **Badra** doesn't think the Township Ordinance has to be updated to reflect the State Ordinance. **Smalley** remarked that if any changes are going to be made they should be done before the final Zoning Ordinance update is completed.

IX. **Administrative Updates**

a. Township Board

Hutchins reported that there would be another tire recycling day at the Township Hall in September

b. Zoning Board of Appeals

Pierson had nothing to report

c. Zoning Administrator

Smalley had nothing to report.

X. **Future Meeting Dates – August 27th & September 24th**

XI. **General Public Comments – None**

XII. Adjournment

Gregory made a motion to adjourn the meeting, **Badra** seconded the motion. Meeting was adjourned at 8:06 PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary