

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for July 25, 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** – 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, to add a discussion Re: the Zoning Ordinance to the Old Business and to remove Brian Bosgraaf’s request from the New Business. **Badra** seconded the motion. Motion passed.

III. General Public Comment

Dan **Closson** – 1800 Morning Glory Rd would like the sentence “There is one road-end beach access easement to Lake Michigan located at 118th Avenue.” to be removed from the Recreational Activities information on pg. 19. **Closson** is a property owner at the end of 118th Ave and does not believe that the access point is useable or safe. **Closson** commented that many people drive or walk to the end of the road to access the lake and that, when he is home, he tries to redirect them to a more accessible point, like the west side county park, but when he is not there they often trespass on his property to get to the lake; due to the fact that the road-end is nearly impassable.

Closson stated that Camp-it guests and short term renters often try to use the access point and that a local realtor is even advertising that homes are a short walk to lake access. **Closson** invited the PC to come visit his property so that they could see what the circumstance was. **DeZwaan** replied that she had checked it out and that the road-end, although not improved, does provide legal ingress/egress to the lake. **Pierson** remarked that **Closson** should contact Camp-it and the other property owners who are

recommending this access point to their guests and let them know his complaints.

IV. Correspondence and upcoming Seminars

DeZwaan has Email from Smalley Re: Camp-it Tower

Email from the Drain Commissioner Re: Selah Way

Email from the MI Dept. of Environment, Great Lakes, & Energy (EGLE) Re: Woods Campground

Email Re: Cottage Home Request for an Airspace Condo Unit Development (2)

Letter from Bultje Re: Cottage Home's request

Email from DeZwaan to Bouchard Re: the Master Plan & Bouchard's response

Email to Smalley from DeZwaan Re: the June Meeting

Email from Badra Re: a letter the Board received concerning the 118th Ave access

Email from Badra Re: cancelling the June Meeting

Email from Badra to Riley Re: road-end question and his response

Email from Badra to Atwood Re: road-end question and his response

Email from the Michigan Townships Association (MTA) Re: road-end question

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the May 23rd 2023 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. Old Business

1. Master Plan Discussion –

Badra explained that the board had received a letter with 48 signatures of people who would also like the sentence “There is one road-end beach access easement to Lake Michigan located at 118th Avenue.” to be removed from the Recreational Activities information on pg. 19. **Gregory** commented that EGLE advocates and provides incentives grants to create beach access for public use. **Hutchins** reminded the PC members that this road-end is not for “beach” access it is for ingress and egress to the water's edge and that the public has the right to use it. **DeZwaan** agreed with **Hutchins**.

Pierson made a motion to remove the entire sentence. **Gregory** seconded. **DeZwaan, Badra,** and **Hutchins** opposed. Motion failed

Pierson made a motion to change the word Beach to Lake. **Hutchins** seconded. Motion passed.

The change will be given to **Bouchard** at next month's Public Hearing.

2. Zoning Ordinance Discussion –

The PC members have started reviewing the Zoning Ordinance and discussed some of the things they would like to update. Definitions for allowed uses, updating the Tables of Uses in each section, and working on Section 10.01 Description and Intent of Planned Urban Developments (PUD) were some of the topics discussed. Removing the number of occupants in adult, child, and group care homes/facilities, and just referencing state law instead, was also considered. As well as, removing the proof of the alcohol in the winery section. **DeZwaan** suggested everyone making a list of what they each find that needs to be updated/corrected and send them to each other to compare and create a compilation of their thoughts. Then they can present **Bouchard** with a list of the changes they would like to make.

VIII. **New Business** –

1. Discussion Re: Brian **Bosgraaf's** Airspace Condominium Unit Development

Badra stated that he does not think the PC should be discussing this topic at this time. **Badra** believes that **Bosgraaf** may go to the ZBA to appeal **Smalley's** interpretation of Section 3.03. Since **Pierson** and **Hutchins** are both ZBA members **Badra** does not want to put any thoughts in their heads regarding what the PC wants until that issue is resolved.

IX. **Administrative Updates**

a. **Township Board**

Hutchins had nothing to report

b. **Zoning Board of Appeals**

Pierson reported that the ZBA had received an application and will be having a meeting next month.

c. **Zoning Administrator**

Smalley had nothing to report. **DeZwaan** requested The Second Quarter Ciesla Sand mining report.

X. **Future Meeting Dates – Aug 22nd & Sept 26th**

XI. General Public Comments –

The Ganges Township Fire Chief, Daniel **Diaz**, requested that the PC consider adding an ordinance for fire safety requiring that a water source be provided if the property is too far away from other sources. He and his assistant will work on a proposal to present to the PC so that they can incorporate it into their Zoning Ordinance update.

XII. Adjournment

DeZwaan Adjourned the meeting at 8:15

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary