

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for June 25th, 2024

Ganges Township Hall

119th Avenue and

64th Street

Fennville MI,

Allegan County

- **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

- **Additions to the Agenda and adoption**

Gregory made a motion to approve the agenda, as presented. **Pierson** seconded the motion. Motion passed.

- **General Public Comment –**

Sue **Poolman** – 7021 114th Ave. **Poolman** requested a copy of the new

Neighborhood Residential District, which is adjacent to the new Glenn Hamlet Mixed-use District (GHMUD). **DeZwaan** stated that **Poolman** should contact the Township Clerk. **Poolman** questioned if developers would be responsible to construct the new sidewalks in these Districts or fund the infrastructure. **DeZwaan Badra** responded that there are currently no developers that have shown interest so no one has gotten to the planning stage, to work out those kinds of details. **Poolman** asked if lot densities would be the same for Commercial and Residential properties. **DeZwaan** explained that the Zoning Ordinance was still being reviewed and that these new Sections of the Ordinance were only a rough draft at this point.

- **Correspondence and upcoming Seminars**

DeZwaan has emails from:

DeZwaan to Bouchard Re: Zoning Ordinance update, and a reply

Badra to PC Re: Zoning Ordinance update

Pierson to PC Re: Zoning Ordinance update

Gregory to PC Re: Zoning Ordinance update

Pierson to PC Re: Driveway Definition and Section 3.15 amendment

DeZwaan has correspondence RE: a Hot Topics Planning and Zoning Conference in August

Badra delivered a copy of his proposed corrections the Zoning Ordinance Draft

- **Public Hearing – None**

- **Approval of Prior Minutes**

Gregory made a motion to approve the May 28th, 2024 Regular Monthly Meeting minutes, with corrections. **Hutchins** seconded the motion.

Motion passed.

- **Old Business –**

- Zoning Ordinance Update Discussion: **Bouchard** asked the PC if earlier meetings or separate workshops would be a good idea, since it has been a year and they are only about half way through the ordinance. Or **Bouchard** offered to present a full draft update of the entire Ordinance and give the PC a couple of months to review the draft and compose a list of changes that still need to be made. It was decided that **Bouchard** should send a final draft of the Zoning Ordinance, for review; rather than continue to go through it one Article at a time. **Bouchard** stated that she would have the Draft to the PC by the July meeting and would plan to attend the September meeting to go over any corrections that need to be made. **Badra** replied that he would update **Bouchard** to any changes the PC approves at the July and August meetings.

Badra commented that he thought this update would be minor changes, with the exception of the GHMUD. **Badra** questioned why Planned Unit Developments (PUD) and Site Condos have their own Articles now. **Bouchard** explained that she thought they should have their own Article, instead of being in the General Provisions; **Smalley** agreed with **Bouchard**. **Badra** requested that the Residential and Mixed-Use PUD be separated. **Badra** also commented that Bio-Fuel was missing, and a few other minor changes that he would like to see be made.

It was determined that **Bouchard** should not make any other changes, like Shoreline Armoring, Green Cemeteries, and Gregory's topics from his email. Just clean up the formatting and present the changes that have already been discussed as a clean draft. **Bouchard** estimated that the full draft would be

approximately 175-200 pages. **DeZwaan** replied that she can administratively approve up to ~~\$1,100.00~~ \$1,000.00 in printing costs without Township Board approval. **Bouchard** believes that will be able to cover the costs of printing the draft Ordinance, for the PC members to review.

- **New Business –**

Smalley asked if the PC would like to regulate Equipment like A/C condensers, Generators, etc. that are sometimes located in the setbacks. Loudness, for example, could be an issue. The PC decided that they do not want to regulate these kinds of things, since most of the time they are placed as close to the house as possible.

Pierson presented his driveway definition. “A property entry point for vehicles running from the street to a residence. It shall have a minimum width of eight (8) feet, be properly leveled and prepared, with a top surface composed of concrete, asphalt, gravel, or other commonly accepted driveway material. Grass sand and/or dirt will not be considered as appropriate material. If such property has a garage, an apron of similar preparation and material at least the width of the garage doors shall extend 20 feet outward and be considered as part of the driveway.” **Smalley** suggested that they remove driveways from the lot coverage and then reduce the maximum lot coverage to compensate for the difference, since driveways can be difficult to regulate. There was a roll call vote to see if the PC wants driveways to be included in the lot coverage. 4-1(**Gregory**) ~~wanted to keep it the way it is~~ *who dissented from the majority.*

It was also questioned if the definition should be vaguer for the general provisions, maybe just the first sentence should be used. The minimum distance the eight foot wide driveway needed to extend “...to a residence...” was also discussed. Replacing that phrase with “to the front setback” was proposed.

- **Administrative Updates**

- **Township Board**

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

- **Zoning Board of Appeals**

Pierson reported that the Lawyers for both sides of the Zaleski's driveway lawsuit had submitted their arguments.

- **Zoning Administrator**

Smalley reported that there would be Bed & Breakfast SLU application and public hearing at the July 23rd PC Meeting.

- **Future Meeting Dates** – July 23rd & August 27th

- **General Public Comments** –

Poolman requested to compare the map she had to the ones the PC have. **DeZwaan** declined and requested that she ask the Township clerk to provide it.

- **Adjournment**

Hutchins made a motion to adjourn the meeting, **Gregory** seconded the motion. Meeting was adjourned at 8:55 PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary