

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes FINAL for March 27, 2012**  
**Ganges Township Hall**  
**119<sup>th</sup> Avenue and 64<sup>th</sup> Street**  
**Fennville, MI, Allegan County**

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

Chair **VanLeeuwen** called the meeting to order at 7:00PM.

Roll Call:Chairman: Neil **VanLeeuwen** – Present      Secretary: Phil **Badra**-Present  
Vice-Chair: Jackie **DeZwaan** – Present      Commissioner:Roy **Newman**-Present  
Commissioner: Charlie **Hancock** – Present      Board Trustee: Barry **Gooding**-Present  
Zoning Administrator Tasha **Smalley** was present.

**II. Additions to the agenda and adoption**

**VanLeeuwen** asked that under New Business that the Master Plan Review be moved to “b.” and the new “a. Requirement for a Pre-ap conference for a PUD-**Mother's Trust**” be added. Motion by **VanLeeuwen** to approve the agenda with the addition, seconded by **Gooding**. Motion passed.

**III. General Public Comment**

**John Munson**, 1254 62<sup>nd</sup> Street-introduced himself. Recently moved into the township and was interested in what was happening. **VanLeeuwen** welcomed him to the meeting and to the township.

**IV. Correspondence and upcoming meetings/seminars**

A letter from Clyde Township was received that they would begin work on their Master Plan.

**V. Public Hearing -None**

**VI. Approval of February 29, 2012 minutes**

February 29, 2012- Motion by **VanLeeuwen** to approve the February 29, 2012 Regular Meeting minutes with corrections. **Badra** seconded the motion. Motion passed.

**VII. Old Business**

None

**VIII. New Business**

a. Requirements for a Pre-ap conference for a PUD-Mother's Trust

**Smalley** had received a call from Cal **Veksburg** “Beckvoort”advising that they had purchased more property and were proposing a phased PUD. Section 10.11 provides for a Pre-ap conference which can be held. There will be no action taken, this is just for consideration. **DeZwaan** asked about the timing of submitting this information that the Commission would not have enough time to review, but as was stated earlier this is just for information -no action is required at the time of the conference. When the Application for the PUD is submitted there are specific number of days it needs to be submitted before the meeting, more definite plans will need to be submitted as well.

b. Master Plan Review

Members of the Commission had received a copy of proposed changes marked as:

Red=>Text suggested to be added

Blue=> Text suggested to be deleted

Green=> Text suggested that will need attention.

The Master Plan was looked at page by page. **VanLeeuwen** stated that this will probably take a couple meetings to go through, and if anyone came up with questions later to make sure they were brought to the next meeting again to be looked at. It was suggested on page i that along with the changes suggested that the current Ganges Township Planning Commission members names be followed by their office at the time this is being reviewed. Dates will need to be changed accordingly on several pages, page numbers could change due to the deletion of some items and additions of others, and it was suggested that the map section be placed in the back of the Master Plan to be more easily accessible.

Some historical information concerning the annexation of the school districts into the Fennville School system, all but Glenn School, taking place between 1960 and 1963.

Also information will be looked for as to when the Grange Hall was torn down. **Gooding** will look into this.

Several areas will have minor word changes, but another larger change is on page 7 deleting the second paragraph beginning “The township roads are classified....” and the suggested change being:”The Township roads are classified as primary and secondary. The Township contains approximately 72.06 miles of road; 33.89 are primary and 38.17 are secondary. All of the primary roads are paved while 17.8 miles of the secondary system are unpaved. The township also has a primary bridge located on 113<sup>th</sup> Avenue. In 2006 the County Road Commission relinquished its authority over the west end of 121<sup>st</sup> Ave. ceding its authority over this road-end beach access easement to the Township.”

Page 8- There was discussion about the names of Mother's Trust/Mother's Place and Friend's of Mother's Trust. VanLeeuwen will check on the names that are appropriate.

Page 9 - Names of specific businesses will be deleted.

Pages 10-20 – Changes will be made to the tables on these pages to update some with the current Census information and some will be deleted as there is no information available from the 2010 Census to support these tables. If information becomes available to add any deleted tables this will be done. Also changed on Table 11 was under Industrial-Allowable Density = 1.5 acres.

The Ganges Township Vision Statement was looked at briefly, but as this suggestion was in green it will be looked at later.

Goals and Objectives – Suggested changes were colored as previous described. Some areas deleted because they don't apply anymore, have been taken care of in other areas or in the Updated Ordinances.

Page 3 - #4 a and b had been suggested to be deleted, but after discussion it was decided that #4 a. will remain, with b. the only deletion.

Pages 4-5 – several areas are shaded in green and will be looked at in depth later.

Page 6 – 1 d. anti-funneling will be changed to “key holing” as it is referred to in the Ordinance.

Page 7 – Community Facilities 1.a suggested change for the first sentence is: The only public transportation facilities or components of a transportation system in Ganges Township that are pertinent to our future development are streets and bridges.

Page 8 – 4 b. in italics- suggested that this remain to keep track of what is going on- not to regulate.

The Commission went through the Master Plan, Vision Statement and Goals and Objectives. The green highlighted areas will be addressed later. **VanLeeuwen** then passed out more information to be looked at in the next meeting.

**IX. Administrative Updates**

- A. Township Board-**Gooding** stated the March 13<sup>th</sup> Township Board Meeting looked at several issues including: Anti-noise /Public Nuisance Ordinance, and decided to do the dust control on the gravel roads twice this year.
- B. Zoning Board of Appeals – **Newman** stated that the Variance that was looked at on Wednesday, February 29<sup>th</sup> was denied.
- C. Zoning Administrator – **Smalley** reported that there will be a pre-application conference coming up in the April meeting.

**X. Future Meetings Dates**

April Meeting will be Tuesday, April 24<sup>th</sup> at 7:00PM at the Ganges Township Hall.

**XI. General Public Comment -None**

**XII. Adjournment**

Motion was made by **VanLeeuwen** and supported by **Newman** to adjourn. Motion carries unanimously. Adjourned at 8:25PM.

**Respectfully Submitted,**  
**Diana VanDenBrink**  
**Ganges Township Recording Secretary**