

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for March 28, 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** – Absent

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

Badra made a motion to ~~remove~~ *postpone deliberation of* The Special Land Use request from Old Business since Petro was unable to provide all of the information requested by **DeZwaan** at the last meeting. **Gregory** seconded the motion. *Motion passed.*

III. General Public Comment

John **Solomon** – 6720 1118th Ave asked if there was a required setback for fences or trees. **Smalley** responded that there was not.

Jan **Firmiss** -1815 66th St commented that she didn't think a commercial business should be allowed in the Ag District.

IV. Correspondence and upcoming Seminars

Pierson has a letter from John **Solomon** stating his concerns in regards to a buffer between his property and the campground, emergency vehicle access, pedestrian and vehicular traffic, and property/guest management.

Pierson also has a letter from Chris **Allen** requesting that the Master Plan address pedestrian and

bicycle travel within the Township.

V. Public Hearing – Master Plan Update

Open meeting at 7:07

Joe **Bianco**- 6032 Cedar St. would like Hutchins Lake to be included in the language regarding protecting shorelines and wetlands. Danielle **Bouchard** asked **Bianco** if he had any flooding concerns, living on Hutchins Lake. **Bianco** replied that he was not aware of any flooding issues. **Hutchins** explained that the Lake has a flood control mechanism on the Clyde Township side of the lake.

Michael **Mills** – 7096 Creekwood asked if the rough draft of the Master Plan was available online. **Badra** responded that it was.

Closed meeting 7:10

VI. Approval of Prior Minutes

Pierson made a motion to approve the February 28th, 2023, Regular Meeting minutes as submitted. **Hutchins** seconded the motion. *Motion passed.*

Gregory made a motion to approve the March 7th, 2023, Special Meeting minutes as submitted. **Hutchins** seconded the motion. *Motion passed.*

VII. Old Business- None

VIII. New Business – Master (MP) Update

Gregory asked if the suggestions that the PC members have submitted had been incorporated in the rough draft. **Bouchard** responded that they had. They discussed the Future Land Use plan. It was decided to extend the Residential Zoning *from 116th Ave.* to I-96, surrounding the new Glenn Hamlet District, ~~from 112th to Blue Star Hwy.~~ They also discussed eliminating the commercial zoning on properties that are not on M-89 or Blue Star, as a future goal. It was decided to leave it the same. Bianco pointed out an error in the new map on the north side of Hutchins Lake, which should be Ag but is marked as Res.

The PC members want the MP to *only* support Planned Urban Developments (PUD) *in the Glenn hamlet area*, to help preserve the natural character. PC discussed allowing smaller lot sizes in the Hamlet area if adequate municipal water and sewer facilities were available. They also questioned some of the demographic statistics that had been provided. Typos, verbiage and updating the Tables of Use were also addressed.

Bouchard stated that the Revised Plans would be available in about a week. It was decided that the PC would look at the revisions before they would recommend that the Board open up the 63-day comment period. Badra asked if Bouchard could help with the Zoning Ordinance update once the Master Plan update was completed. Bouchard agreed to help.

IX. Administrative Updates

a. Township Board

Hutchins reported that a Pier Cove Park Design Committee had been formed

b. Zoning Board of Appeals

Pierson reported that the Dryfhouts request had been denied again and they had been asked to come back to the ZBA with a design that does not increase the current lot coverage

c. Zoning Administrator

Smalley reported that the campground would be on next month's agenda.

X. General Public Comments

Miller asked if the future land use, in the provided packet, was the proposed/new map and if someone purchased a property would it automatically be rezoned to the proposed use. It was explained that the map was the proposed update, and that rezoning would. not automatically happen due to change of ownership

XI. Adjournment

Pierson Adjourned the meeting at 8:40

Respectfully Submitted
Jennifer Goodrich

Ganges Township Recording Secretary