

**Ganges Township Planning Commission**  
**Special Monthly Meeting Minutes for March 7, 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** – Absent

Commissioner: Edward **Gregory** – Present

Commission Trustee: Dick **Hutchins** – Present

Zoning Administrator: Tasha **Smalley** – Absent

Recording Secretary: Jennifer **Goodrich** – Present

**II. Additions to the Agenda and adoption – None**

**III. General Public Comment – None**

**IV. Old Business**

**DeZwaan** explained that she had called this special meeting because they had discussed Danielle **Bouchard**'s suggestions for the MP update but needed time to discuss some of the other details.

**DeZwaan** asked the other commissioners if they had concerns regarding preserving farm land. The PC discussed potential ways to help the farmers keep their farms going. They would like the MP preserve the rural character and restrain development. **Hutchins** made it clear that the Land Division Act allows the famers to sell off some of their land. Cluster developments and offering a bonus in the PUD ordinance were some potential solutions that were discussed.

Wedding barn and other assembly use venues in the AG District were also discussed. While assembly uses are allowed in the AG District Wedding Barns are not protected under the GAMP's. AG buildings do not meet the MI Building Code and would have to be upgraded to meet commercial standards. Parking issues and compatibility with the neighborhood were also discussed. **DeZwaan** believes that the MP should support the idea and that text should be added

to delineate the use.

Accessory dwelling units were also discussed. **Gregory** is in support of the idea but wants them to be fully functional and allow kitchens. **DeZwaan** and **Hutchins** stated that Zoning doesn't allow more than one dwelling on a parcel and that it makes it too easy to become a rental, instead of guest/family use. **Goodrich** suggest an ordinance that would allow a temporary dwelling if a family member requires a caregiver. **Gregory** suggested a SLU with caveats that restrict the use. A tiny home district and Commercial Site Condos were also discussed.

## **V. General Public Comments**

Bob **DeZwaan** stated that Event Venues need to respect their neighbors and not damage their property with signs and parking overflow. He would also like there to be rules regarding adequate driveways for these Venues. **DeZwaan** also advised the PC that temporary housing and the improper use of guest cottages is hard to police/enforce when violations occur.

## **VI. Adjournment**

**DeZwaan** Adjourned the meeting at 8:40