

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for May 23rd, 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

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

III. General Public Comment - None

IV. Correspondence and upcoming Seminars

DeZwaan has Email from Badra to MTA CC: DeZwaan Re: Correspondence

Letter from Badra to Petro Re: Campground

Email from Smalley to DeZwaan Re: Campground

Permit from Allegan County Drain Commission

Permit from Allegan County Road Commission

Permit from Allegan County Health Department (2)

Emails from Badra to Bouchard Re: Master Plan (2)

Email from Badra to USDA District Conservationist Re: Soil Suitability

Email from DeZwaan to Smalley Re: Campground (SESC permit)

V. **Public Hearing** – None

VI. **Approval of Prior Minutes**

Badra made a motion to approve the April 25th 2023 Regular Monthly Meeting minutes, with corrections. **Gregory** seconded the motion. Motion passed.

VII. **Old Business**

1. The applicant, Jacqueline **Petro** (Fernweh Farmstead LLC) - 6708 118th Ave Parcel #03-07-021-003-00 is requesting a Special Land Use (SLU) for a campground.

Petro presented the updated Site Plan, as requested. **Smalley** reported that the height of the lights, the berm & tree locations, protective fencing, and typos had all been added/corrected. The location of the Pampas Grass screening was scratched out and replaced with Arborvitae. **DeZwaan** asked if there would be a locked gate. *Smalley stated that*, if so, a Knox box would be required. **Petro** responded that it would just be a chain across the driveway during the summer but if/when it is locked for the winter that will be provided. **DeZwaan** acknowledged that the Soil Erosion permit had *not* been issued ~~and~~ *or* received by the PC, as requested. The PC members and the applicant signed and dated the site plan, giving the Township's approval for the campground to be permitted by the State of Michigan.

VIII. **New Business** –

1. Discussion Re: Correspondence

Badra has asked John **Hebert**, the Township Supervisor, what correspondence needs to be saved and what shouldn't be. **Hebert** advised **Badra** that the PC should not be emailing each other with group replies as that could be considered a quorum and would violate the Open Meetings Act. **Badra** also asked the Michigan Township Association (MTA) the same question. MTA referred **Badra** to the Records Retention and Disposal Schedule for Michigan Township Clerks. **DeZwaan** agreed that all e-mails were subject to FOIA requests and that any e-mails between the PC should have instructions not to respond; and to discuss the topic further, at the next meeting.

Smalley suggested that any information that the PC members would like to relay to each other could come to her and she could forward the info to the others or include it in the meeting packet. This would help expedite the information gathering/research process while eliminating any semblance of wrong doing by the PC, in their decision making process.

Discussion was had regarding how Robin **Phelps**, Ganges Township Clerk, should then receive and store the PC packets once decisions had been made. **Badra** volunteered to ask **Phelps** whether she would like Hardcopies or Digital files for her recordkeeping purposes.

2. Zoning Ordinance Discussion

Hutchins reported that the Board had agreed to the proposed budget for the Ordinance update. The Master Plan (MP) update is currently in its 63 *day* public comment period and is scheduled for a Public Hearing at the July 25th PC Meeting. There are some contradictions that need to be cleaned up in the Zoning Ordinance, some definitions that need to be updated, and the Tables of Use(s) needs to be revised, among other things. It was decided that each of the commissioners should create a list of their corrections/concerns and present them to Bouchard.

IX. Administrative Updates

a. Township Board

Hutchins reported that the board had approved the rough draft of the MP update and agreed to the \$15,000.00 budget for the Zoning Ordinance update.

b. Zoning Board of Appeals

Pierson reported that the **Dryhouts** 6016 Cedar St 03-07-300-005-10 setback variance requests at the May 4th ZBA meeting had been approved and that Michael **Geerlings** request for variances for screening and height requirements for solar arrays at his Hog farm – 166th Ave 03-07-027-002-00 had been denied.

c. Zoning Administrator

Smalley reported that the Camp-it Tower was approximately 30 days past the deadline to be removed. The board may need to pursue legal action to get compliance. **DeZwaan** asked if Ciesla has not done any additional mining. **Smalley** responded that he had not and has not done any reclamation either. **Smalley** also stated that there may be a Bed & Breakfast SLU at the June meeting, if they get their application to her in time to meet the noticing deadlines. **DeZwaan** requested two copies of each of the updated Federal Emergency Management Agency (FEMA) floodplain maps.

X. General Public Comments – None

XI. Adjournment

DeZwaan Adjourned the meeting at 8:58

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary