

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for May 28th, 2024**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville MI, Allegan County**

**I. 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** – Absent

Recording Secretary: Jennifer **Goodrich** – Present

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

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

**III. General Public Comment - None**

**IV. Correspondence and upcoming Seminars**

**DeZwaan** has emails from:

**Badra** to McKenna Re: Zoning Ordinance update response

**Badra** to PC RE: Request for members to review the Zoning ordinance draft, up to date

**Hebert** to PC Re: Groundwater workshop; forwarded to PC

**DeZwaan** to PC Re: Budget

**Gregory** to PC Re: Recorder

**DeZwaan** to PC Re: Request for members to review the Zoning ordinance draft, up to date

**Pierson** to PC Re: Recorder

***Phelps** to PC Re: Recorder being ordered*

**Gregory** to PC Re: Zoning Ordinance Review notes

**V. Public Hearing** – None

**VI. Approval of Prior Minutes**

**Hutchins** made a motion to approve the April 23, 2024 Regular Monthly Meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

**VII. Old Business** –

- a. Zoning Ordinance Update Discussion: **Bouchard** started to review the new Zoning District Article 11: Glen Hamlet Mixed Use District (GHMU) and the new zoning map of the adjacent area. They discussed turning into an Overlay rather than a new District; with additional standards that allow for higher density. **Badra** and **Goodrich** both stated that **Smalley** would prefer it to be a District as it would be a cleaner delineation and easier to enforce. The intent and purpose of this new District is to permit small scale, low impact, retail, and service businesses that are geared toward serving the residents of the Glenn Hamlet area. It is the intent of the GHMU District to provide a mix of small-scale local commercial land uses alongside residential land uses and neighborhoods. It is further the intent of this District to preserve the historic and existing character of the Glenn Hamlet area. The GHMU area is intended to serve as a walkable low-intensity area for commercial and residential activities in Ganges Township.

**Gregory** expressed his concerns regarding ground water safety in the Glenn area. While commercial developments require some oversight from the Allegan County Health Department typically residential construction does not. **Gregory** is concerned that smaller lot sizes with higher density could create problems since there are no municipal water and sewer facilities.

**DeZwaan** questioned the proposed lot density in the GHMU of 70%. **Bouchard** replied that the purpose of the new district was to allow for higher density.

**Gregory** asked why only one side of foster lane had been included in the GHMU. **Bouchard** responded that it had to stop somewhere and the road is a visual stopping point.

**DeZwaan** questioned the sidewalk construction requirement and the logistics of it. **Bouchard** explained that the requirement could be waived if on a case by case scenario.

**Badra** commented that the State *may* requires that the Master Plan have an affordable housing plan and that the creation of this new district shows that the Township is addressing that need. Smaller lot sizes can make building a new home more affordable.

**Gregory** asked if the town of Ganges would now want to have a similar district in their area.

**DeZwaan** commented that historically that area of Ganges Township had never had the

commercial development like the Glenn area has had.

The GHMU would also limit the types of Commercial development that happens downtown. Light commercial uses like personal services, office use and retail businesses less than 2500 sq. ft. could be mixed with horizontal or vertical residential uses.

**Badra** asked that the PC complete their review of the draft ordinance changes, up to date. Then they can make a list and agree amongst themselves what corrections, if any, need to be made. Then they can send those requests to **Bouchard** to input and the PC can approve the draft and move on. This would include making sure that the Table of Uses for each of the districts is consistent with each other and removing the phrase ‘unless it is deemed that the proposed use is similar to a permitted use or special land use listed below. Permitted uses may be determined by the Zoning Administrator or Planning Commission’. **Badra** also requested that **Bouchard** create a definition for a Driveway.

- ❖ Article 14 Planned Unit Development District will be discussed at the June 25<sup>th</sup> meeting

#### VIII. **New Business – None**

#### IX. **Administrative Updates**

##### a. **Township Board**

**Hutchins** reported that the Board had agreed to the purchase of a new Integrated Chip Recording Device to be used to record Township Meetings

##### b. **Zoning Board of Appeals**

**Pierson** had nothing to report.

##### c. **Zoning Administrator**

**Smalley** was absent.

#### X. **Future Meeting Dates – June 25<sup>th</sup> & July 23<sup>rd</sup>**

#### XI. **General Public Comments – None**

#### XII. **Adjournment**

**Gregory** made a motion to adjourn the meeting, **DeZwaan** seconded the motion. Meeting was adjourned at 9:15PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary