

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for November 22nd, 2022
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** — Absent

Recording Secretary: Jennifer **Goodrich** — Present

II. Additions to the agenda and adoption — None

A motion was made by **Gregory** to accept the Agenda as presented. **Pierson** seconded the motion. Motion passed.

III. General Public Comment

Joel **Johnson** – 2250 68th St presented a letter to the PC members urging them to consider allowing Wedding venues, like his, in Res/Ag Districts.

Brian **Bosgraaf** – Cottage Home – 6810 124th Ave Mr. **Bosgraaf** responded to the PC’s request of an updated Site plan, removing proposed building(s) from the previously approved plan, stating that he would be reapplying for a new site plan approval. **Bosgraaf** wants to be able to use the property for his other businesses and also be able to lease portions of his buildings to other business owners. **Bosgraaf** indicated that under the Michigan Condominium Act he would be allowed to use structures on his property for *more* than one business operation.

IV. Correspondence and upcoming meetings/seminar

DeZwaan stated that she had letters from **Smalley** Re: The Expired Cottage Home Site Plan and Camp-it’s Tower Removal. Letters from the PC Re: the Ciesla sand mine and Selah Way Private Road. Flyers for upcoming workshops and a letter from Jon Klatt Re: Short Term Rentals (STR)

V. Public Hearing – None

VI. Approval of the October 25th minutes

A motion was made by **Gregory** to approve the October 25th 2022 regular meeting minutes, with corrections. **Pierson** seconded the motion. Motion passed.

VII. Old Business

1. Master Plan (MP) update discussion:

Discussed how to get undeliverable survey cards returned to McKenna Associates. The PC would like to see what the Township residents entered as “other comments” in the survey. They also discussed the locale of the residents who had submitted a survey.

The PC members began their page by page review of the MP, correcting errors and updating regulatory names/acronyms, demographics, Tables & Maps, etc. They stopped their review there to allow McKenna’s representative to open a discussion Re: Future land use plans and any interest in changing the MP to allow smaller “tiny” homes, Accessory Dwelling Units and/or more than one dwelling on a parcel. The representative also asked if there was any more goals or objectives that the PC where interested in changing, such as, allowing Wedding Barns in the Res/Ag districts or Business Centers. They also discussed how they could promote the survey to gain more results/input. The plan is to have a Public Hearing at the March meeting Re: the MP update with a 60 day public comment period afterwards.

VIII. New Business – None

IX. Administrative Updates

Township Board-

Hutchins reported that the Board had denied Jim Keag/Dollybrooks request to divide the Planned Urban Development (PUD)

Zoning Board of Appeals (ZBA)-None

Zoning Administrator-None

X. Future Meetings Dates

The future dates of the PC Regular meetings will be on December 27th and January 24th

XI. General Public Comment - None

XII. Adjournment

DeZwaan Adjourned the meeting at 9:15

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary

