

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for November 28th, 2023
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** – Absent

Secretary: Phil **Badra** – Present

Commissioner: Edward **Gregory** – Present

Commission Trustee: Dick **Hutchins** – Absent

Zoning Administrator: Tasha **Smalley** – Present

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

DeZwaan made a motion to amend the agenda, moving New Business to before Old Business.

Badra seconded the motion. Motion passed.

III. General Public Comment –

Sue **Poolman** – 7021 114th Ave asked the PC what the purpose of creating the Glenn Hamlet Mixed Use District and what was and the logic behind it. **DeZwaan** told **Poolman** that the PC does not usually respond to public comment at their meeting but suggested that **Poolman** watch the upcoming agenda postings and come to the PC meeting when the District would be discussed, as part of the Zoning Ordinance update. **Smalley** commented that **Poolman** could contact her meanwhile, and that she would try to answer some of questions presented in her memo.

IV. Correspondence and upcoming Seminars

DeZwaan has Email from **Martinez** to **DeZwaan** Re: Short Term Rentals and her reply

Emails from **MTS** to the PC Re: Ciesla third Quarter Report

Email from **Badra** to the PC Re: House Bills 5120 & 5121

Email from **Badra** to the PC Re: Zoning Ordinance update suggestions/comments

Email from **Badra** to the PC Re: ~~State~~ *Saugatuck Township Zoning Ordinance Supplemental Regulation*

Email from **Badra** to the PC Re: Driveways

Email from McKenna to PC Re: State regulations of Solar Farms

Email from Pierson to DeZwaan Re: ZBA report

Email from **Badra** to the PC Re: the State regulation of solar farms

Email from **Hutchins** to **DeZwaan** Re: not being able to attend tonight's meeting

Email from **Pierson** to **DeZwaan** Re: not being able to attend tonight's meeting

Email from **Pierson** to PC Re: ~~Glenn Hamlet Mixed Use District~~ *Article III comments*

Letter from Susan Poolman

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the October 24th 2023 Regular Monthly Meeting minutes, with corrections. **Badra** seconded the motion. Motion passed.

VII. New Business –

Pre-Application Conference- Dan **Sutherland**.

The Arboretum at Pier Cove and Stone Bridge Trail

There are currently 15 lots on Stonebridge Trail and **Sutherland** would like to add two more.

DeZwaan confirmed that that the PC had approved 17 lots on the Stonebridge Trail PUD in 2009, so they should be allowed. The road extension would need to be built to the current engineering standards required for Private Roads and receive approval from the Fire Department.

Badra stated that he would email the PC opinion to **Sutherland**.

Badra stated that any other new divisions would require their own, separate, Private Road.

Bouchard encouraged connectivity between Private Roads and/or to major roads so that multiple cul-de-sacs are not being created.

VIII. Old Business –

Danielle **Bouchard** of McKenna explained to the PC that she was at tonight's meeting to present

the proposed changes that she has for Article 3 of The Ganges Township Zoning Ordinance.

Article 3 - General Provisions

Section 3.01 – No Changes

Section 3.02

- Agency Reviews Required – Added the Word Environmental to 1. Allegan County ENVIRONMENTAL Health Department
- Removed “Michigan Department” MD from (MDEGLE)

Section 3.03

- Changed Description to - There shall be only one (1) main building or principal use on a lot. The one (1) main building on the lot shall only be used for one (1) specific residential, commercial, or industrial use, or, where permitted, mixed uses. Farm operations may have a main, or principal, residential dwelling plus additional agricultural buildings.

Section 3.04

- A. Replace the term “Single Family” with Residential
- C. Added the word County to ... and with applicable COUNTY, Federal, or State standards...
- ~~D. Added “in width” to ...twenty four (24) feet IN WIDTH at time of manufacture...~~

Section 3.05 – No Changes

Section 3.06

- A. Added the word “front” ...to fifty (50) feet at the FRONT property line.

Section 3.07

- A. Added “or home based business” to the of the sentence
- B. Added - . Activities not considered a home occupation/home based business include bed-and-breakfast inns, roadside stands, garage or yard sales, auto service or repair garages, restaurants and bars, or similar establishments and/or activities as determined by the Township Zoning Administrator shall not be permitted or considered a home occupation/home based business.
 - **Pierson** would like this to reworded “not understandable”.
- C. Added last sentence - A home-based business shall be conducted entirely within the dwelling, garage, and /or accessory building.

Section 3.08

- I-2 Guest Cottage. Removed Minimum gross floor area shall be 375 square feet and *changed to read The gross floor area cannot exceed six hundred (600) square feet.*

Section 3.09 – Slight formatting change

Section 3.09 – No Changes

Section 3.10 – No Changes

Section 3.11 – No Changes

Section 3.12 – No Changes

Section 3.13 – No Changes

Section 3.14 – No Changes

Section 3.15 – Slight Formatting change

Section 3.16 – Slight Formatting change

Section 3.17

- A. Removed “for the Township” from the end of the first sentence. ~~“garages or” from the second sentence and added “and structures”~~ ~~Buildings erected as accessory buildings AND OR STRUCTURES shall...~~ *Change second sentence to read – Buildings erected as garages, accessory buildings, or other structures not meeting the appropriate adopted building codes shall not be occupied for dwelling purposes.*
 - **Badra** would like to also prohibit Yurts and Shipping containers from being used as Dwellings. **Bouchard** suggested adding some design aesthetics language.
- D Added the word “fourteen” to the first sentence, before ...(14) consecutive days.

Section 3.18 – slight formatting changes

- Added C-3 New World camelids (llamas, alpacas, vicunas, quanacos).

Section 3.19

- A. Added the word “Residential” – Site Condominium projects are RESIDENTIAL condominium developments... and removed the third paragraph.
- C. Slight Formatting changes. Removed C3-c.ii as it was in conflict with C3-a.iv.
- Removed C10-d
 - Gregory would like some language added regarding an HOA or property management company being created to oversee and maintain these kinds of developments.
 - *McKenna was asked to remove all non-residential uses in the site condo ordinance*

Section 3.20 – No Changes

Section 3.21

- Remove C5
 - Added C12 II lots located on private roads shall include adequate access to appropriate sources of water for fire safety, as determined by the Ganges Township Fire Department.
 - **Smalley** would like to add that Private Roads are not allowed in the AG Districts.
- ❖ The plan is to finish Article 3 and work on Articles 4-7 at the January PC meeting. At the December 11th Meeting **DeZwaan** would like to discuss Activity/Event/Banquet centers and where they should be allowed. Lot Coverage as well as District Charts and Tables of Uses will also be discussed.

IX. Administrative Updates

a. Township Board

Hutchins was absent

b. Zoning Board of Appeals

Pierson reported that the ZBA had three applicants at their November 16th 2023 meeting.

1. 7142 Ridgeway – #07-750-045-00. Appeal of Zoning Administrator’s lot coverage (minimum driveway area). The appeal was approved by the ZBA, determining that the driveway should include a 16 x 20 foot apron in front of the garage and an 8 x 20 foot area for the rest of the driveway, from the apron to the street.
2. The ZBA postponed their decision again on the Cell Tower variance requests for Ronald and Rhonda Naumann at 6851 114th Ave – #07-029-049-00, while the Cell tower company investigates placing the Tower in a different spot on the property.

c. Zoning Administrator

Smalley reported that she should have a Private Road Site Plan variance request on the Agenda for the ZBA’s next meeting (date undetermined at this time).

X. Future Meeting Dates – Dec 11th 2023 and January 23rd 2024

XI. General Public Comments – None

XII. Adjournment

DeZwaan made a motion to adjourn the meeting, **Gregory** seconded the motion. Meeting was adjourned at 9:18

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary