**Ganges Township Planning Commission**

**Regular Monthly Meeting Minutes for November 30th 2021**

**Ganges Township Hall**

**119th Avenue and 64th Street Fennville, MI, Allegan County**

# Call to Order and Roll Call

Chair: **DeZwaan** called the meeting to order at 7:00 PM. Roll Call: Chair: Jackie **DeZwaan** — Present

Secretary: Phil **Badra** — Present

Vice-Chair: Charlie **Hancock** —Absent Commissioner: Dale **Pierson** —Present Commission Trustee: Barry **Gooding** — Absent Zoning Administrator: Tasha **Smalley** — Present

Recording Secretary: Jennifer **Goodrich** — Present

# Additions to the agenda and adoption

A motion was made by **DeZwaan** to move New Business before Old Business, and add a vote to appoint a new Vice-Chairperson to New Business. The Private Road Ordinance and Road Maintenance agreement will be added to Old Business as well as discussions regarding updating the Wind Farm Ordinance, an Affidavit of Mailing, and a discussion Re: Temporary Buildings (see Page 3-8 A.3 note below). Motion was seconded by **Badra**. Motion passed.

1. **General Public Comment** — None

# Correspondence and upcoming meetings/seminar

# DeZwaan stated that she had received an e-mail from Smalley regarding updates on Camp-it tower and Newhouse’s cars being stored outside. ~~Badra~~ DeZwaan had provided communication Re: ZBA voting info and has presented the Annual PC report to the Township Board

1. **Public Hearing** — None

# Approval of October 26th, 2021 minutes

A motion was made by **Pierson** to approve the October 26th, 2021 regular meeting minutes, with corrections. **DeZwaan** seconded the motion. Motion passed

1. **New Business** — Appoint new Vice-Chairperson

A motion was made by **DeZwaan** to elect **Pierson** as the new Vice-Chairperson. **Badra** seconded the motion. Motion passed

**~~DeZwaan~~** ~~stated that she~~ **Badra** will send an e-mail to the Township Supervisor informing him that **Pierson** will be filling **Hancock’s** vacant position (due to his passing) and asking for another trustee to be assigned to fill in for **Gooding**, until his health improves. **Badra** stated that he would be unavailable till the March meeting, leaving the PC without a Quorum until that time if the trustee liaison position is not filled.

1. **Old Business - ORDINANCE UPDATE 2021 FINAL DRAFT**

Page 2-17 Lot Coverage add …driveways and parking lots paved or unpaved.

Pages 2-27 and 2-28 Signs (Definitions relating to):

Add – A. Abandoned Sign:

Any sign, including its support structure, erected in conjunction with a particular use, for which the use has been discontinued.

Page 3-3 D. Change to read –

A dwelling unit shall have no side less than 24 feet at the time of manufacture, placement, or construction.

Page 3-5 D. Delete first sentence.

E. Change to read-

Accessory buildings less than 200 square feet shall have the front of the detached building placed even with or behind the front line of the main structure.

Page 3-6 Add to I. 1. Only one guest cottage is allowed per parcel.

Page 3-8 A.3. Change to read –

One temporary dwelling is allowed per parcel to permit the construction of a new dwelling or the reconstruction of a dwelling damaged by fire or natural disaster.

Page 3-9 Delete the current E. then F becomes E.

Page 3-10 D. Add –

Stairs not attached to a structure or building shall meet the setback requirements of the main building.

Page 3-32 Section 3.21 PRIVATE ROADS – replace with the attached updated Private Road Ordinance.

Page 3-45 (previously page 4-1) Section 3.28 SIGNS

Keep the purpose statement and A. B. C. D. E. F. G. unchanged.

Change H. to read –

The light source for illuminating signs must be external and directed in a manner that will prevent light from shining onto traffic or neighboring properties. Light source(s) shall be fully shielded, directed toward the sign face, and designed to concentrate all light on the sign copy area.

J. Add to end of sentence – and public right-of-ways.

Add K. Maintenance –

Maintenance standards include prohibiting the display of damaged or structurally unsound signs, signs with chipped paint, rust, cracking and damaged or faded lettering.  Signs that do not meet these conditions are subject to the following:

1. The Township Zoning Administrator shall have the authority to determine whether a sign is unlawful or has been abandoned. Such determination is subject to appeal by an aggrieved person to the Zoning Board of Appeals. The Township Zoning Administrator may order the removal of such signs in accordance with the following procedure:

1.Determination. Written notification of the determination and any order for removal shall be provided by certified mail to the owner, operator or person having beneficial use of the property upon which the sign is located.

2. Removal. Abandoned or unlawful signs shall be removed within sixty (60) days after notification of a determination and order for removal by the Township Zoning Administrator. All support structures and components shall be completely removed.

B. Signs determined to be in a damaged condition by the Zoning Administrator shall be repaired or removed within sixty (60) days after notification by certified mail. If such action is not taken by the owner, operator or person having beneficial use of the property where the sign is located, the building official shall have the authority to order the repair or removal of the damaged sign. The owner shall reimburse the township for repair or removal costs, or the township may place a lien on the property for such expenses.  
  
C. Unsafe signs. The Zoning Administrator shall attempt to contact the sign owner to request that the unsafe condition be corrected. However, the Zoning Administrator may order the removal of any sign determined to be unsafe without prior notice. After removal, the building official shall notify the property owner by certified mail of the action taken and the reasons for the action.

Delete references to UNLIT SIGNS and ILLUMINATED SIGNS

Add: Permanent signs not to exceed a total of 24 square feet of sign face with a maximum height of 6 feet are allowed per parcel.

Additional temporary signs not to exceed a total of 12 square feet of sign face with a maximum height of 6 feet are allowed per parcel.

Pole or post signs shall have a maximum height of 6 feet.

One wall sign, not to exceed 24 square feet is allowed per parcel.

One awning sign, not to exceed 15% of the front area of the building is allowed per parcel.

Keep the severability clause as noted on page 3-46 (the old page 4-2).

Page 5-2 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Add to accessory uses- SIGNS (subject to Section 3.28) P permitted Ag.

Page 6-2 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36).

Page 6-3 Add to accessory uses- SIGNS (subject to Section 3.28) P permitted R/A, and R.

Pages 7-6 to 7-8 renumber to pages 7-1 to 7-3.

Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Add SIGNS (subject to Section 3.28) P (permitted).

Page 8-2 Delete typo Article 8 commercial and mixed-use districts.

Add to Commercial Small Cell Communication Facility – (subject to Section 3.36)

Page 8-4 Add – SIGNS (subject to Section 3.28) P permitted C and RMU/PUD.

Page 11-1 Add to Commercial Small Cell Communication Facility – (subject to Section 3.36).

Page 11-2 Add SIGNS (subject to Section 3.28) P

Page 12-4 C.9.

Property lines and dimensions as determined by a staked land survey bearing the seal of the professional licensed surveyor preparing the Site Plan.

Page 12-5 Delete C.18.

Page 14-35 3. Add K.

The applicant shall enter into a road use agreement with the Allegan County Road Commission or the Michigan Department of Transportation to cover all costs of all road damage resulting from the construction of the Wind Energy Conversion System (WECS).

6. Change 6 to 8 foot.

Page 14-36 8. Change to read -

WECS towers shall be setback a horizontal distance equal to 1.5 times the tower height or 500 feet from the edge of the road right-of-way whichever is greater. WECS towers shall be setback a horizontal distance equal to 3 times the tower height or 1300 feet from the closest non-participating property line whichever is greater.

Page 14-36 14. Add a first sentence to read –

A sign shall be placed at the road access to a wind turbine to warn visitors about the potential danger of falling ice. Each WECS shall have one sign posted at the base of the tower. The sign shall contain the

following information:

Keep a. b. c. d.

Page 14-36 16. Change to read -

No utility scale WECS facility shall be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae for radio, television, wireless phone or other personal communication systems would produce interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before the operation of the WECS facility. No utility scale WECS facility shall be installed in any location within the line of sight of an existing microwave communication link where the operation of the WECS facility is likely to produce electromagnetic interference in the link’s operation.

Page 14-37 20. Change to read –

A shadow flicker analysis shall be done at occupied structures including their surrounding yards, livestock structures and livestock lots to identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sun-rise to sun-set over the course of a year. The Site Plan shall identify problem areas where shadow flicker may affect occupants or livestock and show measures that shall be taken to eliminate or mitigate the problems.

Page 14-37 25. Change to read -

The applicant shall submit a decommissioning plan describing the intended disposition of the WECS facility at the end of its useful life or if deemed abandoned, that is, not used for 6 successive months. The plan also shall describe how the land will be restored.

Page 14-38 26. Change to read –

The applicant shall maintain a current general liability insurance policy covering bodily injury and property damage with limits of at least $5 million dollars per occurrence and $20 million dollars in the aggregate, and provide proof that it meets the insurance requirement to the Zoning Administrator prior to approval of the SLU. The applicant shall also maintain a performance bond made out to Ganges Township sufficient to cover 125% of the estimated cost of removal of the abandoned or decommissioned WECS facility and the restoration of the property to its original condition before construction can begin. This bond must be indexed to the Federal Consumer Price Index and the bond company shall notify Ganges Township if the bond is about to expire or be terminated.

Page 14-43 2. Change amount of the aggregate to $3 million.

Page 16-4 Add to 4 –

A staked land survey of the parcel bearing the seal of the licensed professional surveyor preparing the land survey must accompany the variance application along with appropriate property markings on site to indicate the location of the variance request.

**DeZwaan** would like **Smalley** to provide an Affidavit of Mailing that shows who has been notified of a Public Hearing by mail and their mailing address. **Smalley** stated that she keeps a copy of her mailing labels which could be provided as verification.

# Administrative Updates

Township Board-

**Gooding** was absent.

Zoning Board of Appeals (ZBA)-

**Pierson** had nothing to report.

Zoning Administrator-

**Smalley** had nothing to report.

# Future Meetings Dates

The future dates of the PC Regular meetings will be December 28th 2021 and January 25th 2021

1. **General Public Comment** — None
2. Adjournment

Motion was made by **DeZwaan** and supported by **Pierson** to adjourn. Motion carried unanimously. Adjourned at 8:538PM.

**Respectfully Submitted Jennifer Goodrich**

**Ganges Township Recording Secretary**