

**Ganges Township Planning Commission
Regular Monthly Meeting Minutes DRAFT for October 22, 2013
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 7:00PM.

Roll Call: Chairman: Jackie **DeZwaan** – Present Secretary: Phil **Badra**-Present
Vice-Chair: Roy **Newman**-Present Commissioner: Charlie **Hancock** –Present
Board Trustee: Barry **Gooding**-Present
Zoning Administrator Tasha **Smalley** was present.

II. Additions to the agenda and adoption

Motion to switch the Old Business after New Business, doing New Business first was made by **Badra**. Motion was seconded by **Newman**. Motion passed.

III. General Public Comment

Chad Foxworthy – Crawford St. - **Foxworthy** stated that he wanted to add to his home but was told his property was zoned Commercial and the setbacks required were going to be a problem. His property is in a Plotted Subdivision, but he does not have room for the required setbacks. When he purchased this property he thought it was residential. He asked if there was a possibility of a review coming up or where does this leave a citizen living in this area. **DeZwaan** stated that this was an issue that was going to be looked at, but in the interim she was not sure what recourse was available. **Smalley** stated her first thought was rezoning because much of this area is residential. There is no other subdivision or Platted area along Blue Star. A variance was discussed, which would be less expensive. **DeZwaan** stated that the Planning Commission was planning on looking at the setbacks required. The new Township Maps have not been received yet, but Township Clerk has been trying to acquire them. After looking at the map available in the Township Hall, **Smalley** stated that she will try to work with the Clerk and see if they can get these maps. There was a question about this property being in a Platted subdivision and how that would affect this issue. **DeZwaan** advised **Badra** to contact the Township Supervisor and ask that this issue be taken to the Township Attorney for his advice. After the information is received **Smalley** will be contacted.

IV. Correspondence and upcoming meetings/seminars - None

V. Public Hearing - None

VI. Approval of August 27, 2013 minutes - Motion by Gooding to approve the August 27, 2013 Regular Meeting minutes with corrections. Hancock seconded the motion. Motion passed.

VII. New Business

Optional Preliminary Site Plan Review – Assembly Buildings 1526 66th Street, Fennville, MI Parcel # 0307-028-023-00

Robert Walcott came for feedback and ideas on this unofficial Preliminary Site Plan Review. He stated that he is a photographer and would like to construct a building that could be used for family reunions, weddings, or retreats on the property currently owned by **Mike O'Brien**. He would also like to have an area on the property where people could rent an area to grow their own vegetable gardens. He presented a picture of his proposal. **Gooding** asked about an area covered by arches between the longer buildings. **Walcott** stated that this would be open but could be covered by canvas or plastic. Many plans are still being worked on. **Hancock** asked what the primary purpose of the buildings would be. **Walcott** stated that the courtyard

would be open, the buildings would be a hosting space. **Walcott** referred to the side buildings as coops and **Badra** asked if there would be hens/chicks in these coops. **Walcott** said it was just a term he used and that there would not be any animals housed in them. **Hancock** asked about the water situation. **Walcott** stated that he wanted to talk to the Planning Commission first before he continued with any further plans looking for water. **Newman** asked if what was presented was a concept of his proposal and **Walcott** stated that it was probably close. There was a lot of discussion as to what could be allowed as far as an assembly building. There were issues with food being served, whether it was catered in or not. A restaurant type business would not be allowed. If this venture were to fail the buildings could be used as storage rentals. It was suggested that Mr. **Walcott** not call the side storage buildings “coops” but maybe accessory buildings. A conditional rezoning may be something to look at. He may have to look into a SLU for a banquet hall. He was directed to look at the check list of requirements in the Ordinances to use for his actual application. He should also look at current and future uses and include all of this information in that application. He asked about the process for a conditional rezoning. He would have to submit the Application, a Public Hearing would be held, the Planning Commission would have to act on it and then it would need to go to the Township Board for approval. All of the issues could be done on one application.

VIII. Old Business

A. Setbacks

After discussing the chart that **Badra** had forwarded to the members it was suggested that the Commercial side setback be changed to 35 ft. regardless of what it is adjacent to. A motion was made by **Badra** that at the next Zoning Ordinance Public Hearing that the change for the Commercial side setback be changed from 25ft. if adjacent to Com or MU District, or 40ft. if adjacent to Res or Ag District to read 35 ft. Motion was seconded by **Newman**. Motion passed.

B. Table of Uses

Badra had forwarded a chart concerning the Table of Uses which he stated is not consistent with the Ordinances since changes had been made. This Table was intended to make it easier to see what was permitted in the different zones, but it has proven to be difficult to keep updated. After much discussion it was decided to get rid of this Table. A motion was made by **Newman** to do away with the Table of Uses and bring this to the next Zoning Ordinance Public Hearing or a future Public Hearing where it could be taken care of. Motion was seconded by **Gooding**. A roll call vote was as follows:

Hancock: Yes	Badra: Yes	Newman: Yes
DeZwaan: Yes	Gooding: Yes	

IX. Administrative Updates

A. Township Board-**Gooding** stated that the Township Board on September 10 addressed the **Felker** building and **Walker** Drain project again. There was a new fireman application and it was voted to send that person to school. They also discussed a Tavern issue in Glenn, which at this time was denied. The October 8 meeting again addressed the **Felker** dangerous building issue, a land division on Brookhill Drive issue was turned over to the Township Attorney, and the **Walker** Drain issue was discussed. There was also a drain request near Hutchins Lake made.

B. Zoning Board of Appeals – **Newman** stated there had been no meeting.

C. Zoning Administrator – **Smalley** stated that she had a land division issue she was dealing with. Owners of a Platt want to divide the property but there are no further divisions available for this property. **DeZwaan** also asked **Smalley** to look into a couple of issues and send letters to the owners. They were: a landscaping business on M-89. It needs to be established if there is an approved Site Plan and use filed.

Also the Bakery on Blue Star was established under the old ordinance. But there is an issue now of the number of employees, are they now selling retail from the building, trash and parking problems. **Smalley** will need to look at what was agreed to on the original permit and address this accordingly.

X. Future Meetings Dates

The future dates of the PC Regular meetings will be Tuesday, November 26, 2013 and with the holidays there probably will not be a December meeting.

XI. General Public Comment

Chad Foxworthy, Crawford St. asked about the next Planning Commission meeting. DeZwaan stated that if there is no business the November meeting could be canceled.

XII. Adjournment

Motion was made by **Gooding** and supported by **Newman** to adjourn. Motion carried unanimously. Adjourned at 9:10PM.

**Respectfully Submitted,
Diana VanDenBrink
Ganges Township Recording Secretary**