

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for September 24th, 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. **Pierson** seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and upcoming Seminars

DeZwaan has an email from: **Bouchard** to the PC Re: the Zoning Ordinance Update Draft changes.

V. Public Hearing – None

VI. Approval of Prior Minutes

Pierson made a motion to approve the September 17th, 2024 Special Monthly Meeting minutes, with corrections. **Gregory** seconded the motion. Motion passed.

VII. Zoning Ordinance Update Discussion –

2024 ORDINANCE REVIEW - PART 3. These are the changes that were agreed upon at the

September 24, 2024 Regular Meeting; through Article 15.

Page 9-9 –

Section 9.03 A. Table - Maximum Height:

Delete “or 2.5 stories whatever is greater” and just keep 35 ft.

Page 12-1 –

Change Adult foster care large group home from SLU to P.

Page 12-2-

Add Private Road

Add Commercial Small Call Communications Facility (subject to Section 3.36) as P.

Schools Private should be SLU not P.

Page 12-3 –

Add to Table:

Minimum dwelling unit floor area (living area) 960 sq. ft.

Maximum height 35 ft.

Delete reference to stories.

Page 12-4 –

Add in parking spaces:

Dwelling units – 2 per dwelling unit.

Page 14-1 – needs to start on a new page, not on the back of Page 13-1.

Page 14-3 –

Table for RPUD in Districts permitted add R/A, GR (Glenn Residential), should it be GNR (Glenn Neighborhood Residential).

Table for RPUD Permitted Uses should read – Residential Uses, single-family, two family and recreational uses.

Table for GHMU-PUD – Should read – Single family, two-family, multi family, mixture of various residential housing types, small scale commercial, office, mixed use buildings and

recreational uses.

Page 14-4 –

Section 14.05 B. Add R/A, residential /agricultural, maybe GR should be GNR. (Glenn Neighborhood Residential).

Section 14.06 A. Uses: Sentence 2 ...will be occupied by single family, two family and multifamily residential uses – continue with the rest of paragraph as written.

Page 14-5 –

Section 14.07 C.1. Change to read – Any wetlands as identifies by a certified wetlands analysis, ponds, floodplain, lakes, streams or other bodies of water.

Section 14.07 C.3. – Delete.

Page 14-7 – Add D.6. Any open space not contiguous with the rest of the PUD.

Page 14-9 -

C.1 ...submission of 12copies of the following items to the Zoning Administrator not less than thirty-five (35) consecutive days and to the Planning Commission not less than fourteen consecutive days prior to the regular Planning Commission meeting at which the request will first be considered:

C.1(c) 12 copies of the 24X36 preliminary Site Plans bearing the seal of the engineer/surveyor preparing the Site Plan, containing all information as specified in Article 16, encompassing all phases of the proposed PUD.

Page 14-10 D. 3(c) Change to read:

The Township Board shall make a decision to approve or deny the rezoning request. The rezoning will not become effective until approval of the final PUD plan. Final approval of the PUD plan may only occur after all site plan and development agreement requirements are met. Further no building or zoning compliance permits will be issued for any part of the PUD project before final approval is granted.

Page 14-11 D.3 (f) Add:

v. Approval of a preliminary PUD plan does not guarantee approval of a final PUD plan.

Page 14-11 E.1. – Add:

....twelve (12) copies of the following items to the Zoning Administrator. Not less than thirty-five (35) consecutive days and to the Planning Commission not less than fourteen (14) days prior to the Planning Commission regular meeting at which the request will be considered.

Page 14-15

B. Density bonuses will NOT allow more than 15 dwelling units to be served by a private road that is part of a PUD.

H. Line 3 sentence 2 – The Planning Commission, at their discretion, may solicit at the applicant's expense input or recommendations, etc.

Page 15-5 d (ii) Typo:

line 5 particularly should be particular.

Page 15-7 D.2 (a) – Add:

.....and twelve (12) 24x36 inch copies a Preliminary Site Condominium Plan bearing the seal of the engineer/surveyor preparing the Site Plan shall be submitted to the Zoning Administrator not less than thirty-five consecutive days (35) and to the planning Commission not less than fourteen (14) consecutive days prior the regular Planning Commission meeting at which the application will be considered.

Page 15-8 3. Last sentence Article 12 should be Article 16.

Page 15-12 1. – Add:

....submit the Final Site Condominium Plan consisting of 12 24x36 inch copies of the Site Plan bearing the seal of the engineer/surveyor preparing the Site Plan not less than thirty-five (35) consecutive days and to the Planning Commission not less than fourteen (14) consecutive days prior to the regular Planning Commission meeting at which the request will be considered. The Plan shall contain at a minimum the following information.

Additional Questions and Requests for **Bouchard**. To be sent to **Bouchard** by **Badra**.

1. Pages 14-3, 14-4 Should GR Glenn Residential be GNR Glenn Neighborhood Residential?
2. Page 14-5 the PC added - Any wetlands as identified by a certified wetlands analysis. Do we need to say who can certify wetlands? Also C.1 says Bodies of water CAN be deducted, should it say SHALL be?
3. Page 15-11 8(b) what is Section V.B. referring to?
4. Page 15-14 (a) at top of page, what does "paragraph E below" refer to?

Badra will request that **Bouchard** provide these answers as well as the definitions of Event Center and Vehicle and the Special Land Uses's for Event Center, Elderly Housing and Bowling Alley before the Special Meeting October 15.

VIII. Future Meeting Dates – 6 pm Special Meeting October 15th & a Regular Meeting October 22nd.

IX. General Public Comments – None

X. Adjournment

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

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary