

**Ganges Township Planning Commission  
Special Meeting Minutes ~~DRAFT~~ for October 15, 2024  
Ganges Township Hall  
119<sup>th</sup> Avenue and 64<sup>th</sup> Street  
Fennville MI Allegan County**

**I. Call to Order and Roll Call**

Chair DeZwaan called the meeting to order at ~~7:00 pm~~ 6:00 pm.

Roll Call: Chair Dezwaan – Present

Vice Chair: Pierson – Present

Secretary: Badra – Present

Commissioner: Gregory – Present

Commission Trustee: Hutchins – Present

Zoning Administrator: Smalley – Absent

Recording Secretary: Goodrich – Absent

**II. Additions to the Agenda and adoption**

Motion made by Badra to approve the agenda, seconded by Pierson. Motion passed.

**III. General Public Comment**

Sue Poolman noted that the National Wetlands Inventory is a good resource on Wetlands.

**IV. Correspondence**

Badra to the PC two emails re' ordinance update.

Badra to Bouchard three emails with questions and replies.

Badra to Bouchard regarding Event Centers.

Pierson to the PC two emails regarding solar and wind farms.

Badra to Bouchard regarding vehicle definition.

**V. Approval of the Minutes**

Pierson made a motion seconded by Hutchins to approve the September 24, 2024 minutes without corrections. Motion passed.

**VI. Zoning Ordinance Update Discussion**

**2024 ZONING ORDINANCE REVIEW PART 4**

Changes and corrections agreed upon by the PC:

Page 2-5 Add- Bowling Alley means an indoor facility or building in which people play the game of bowling.

Page 2-10 Event Center definition - change first sentence to read (e.g., banquet hall, assembly hall) deleting references to theaters, auditoriums, private clubs. Keep second sentence.

Page 2-23 Change definition of vehicle to comprehensive definition provided by Bouchard.  
Page 9-9 Replace table with the revised table sent by Bouchard.

In Articles 8, 9 and 10 change GR Glenn Residential GNR Glenn Neighborhood Residential.

Page 14-5 C.1. Change to read – Any wetlands as identified by a certified wetlands analysis or the National Wetlands Inventory, ponds, floodplains, etc.  
Change can be deducted to shall be deducted.

Page 15-1 B.2 (b) Delete sentence replace with first paragraph at the top of page 15-2 starting with – For purposes of determining, etc.

Page 15-11 D.8 (b) Change Section V.B. to 16-07.D.

Page 15-14 -4.(a) Change paragraph E to Article 15. Section F.5 below, etc.

Page 15-15 4. Sentence 5 replace Section 7G.05 with E. Final Site Condominium Review Procedures on Pages 15-11 and 15-12.

Page 16-17 Should be Page 16-1.

Page 16-17 – A.4 Change to read – State licensed residential facilities as described in the MZEA Section 125.3206 Sec.206. 1. (a), (b), (c) as amended that do not require a Special Land Use.

Page 16-18 – A. First sentence – Twelve (12) 12x18 inch copies of preliminary site plan etc.  
Sentence 2 - ...submitted to the Zoning Administrator not less than 35 consecutive and to the PC not less than 14 consecutive days prior, etc.

Page 16-18 – 5. and 6. Section 12.03-12.09 should be 16.03-16-09.

Page 16-18 – B.1. ...12 copies of a 24x36 inch final Site Plan bearing the seal of the Engineer/surveyor preparing the Site Plan to the Zoning Administrator not less 35 consecutive days and to the PC not less than 14 consecutive days prior, etc.

Page 16-21 – E. Add to the end of Sentence 1...must meet the requirements of Section 3.21 and also the following requirements:

Page 16-23 – D. Sentence 2 – Change Township to the Zoning Administrator. Add Sentence three to read- An unsigned copy shall be kept at the Township Hall.

Page 16-24 – Combine B. 8 and 9 and renumber the rest.

Page 16-26 – 8. Change Section 13.05 to Section 17.04  
Change Section 13.03 to Section 17.03

Page 17-2 – B.4. Combine last two sentences and remove letter(d).

Page 17-3- Delete D.6.

Page 18-1 – 2 (a) Change to read Twelve (12) copies of a 24x36 inch Site Plan bearing the seal of the engineer/surveyor preparing the Site Plan must be received by the Zoning Administrator not less than 35 consecutive days and to the PC not less than 14 consecutive days prior to the scheduled PC meeting at which the SLU application will be reviewed.

Page 18-2 – (e) Change Section 17.03 A to Section 16.03  
B.3. Change 28 days to -not less than 35 consecutive days and to the PC not less than 14 consecutive days prior to the, etc

Page 18-3 – Change Section 14.05 in two places to Section 18.05.

Page 18-4 – Section 18.05 Change Section 14.02.B. to Section 18.02 B.  
Delete A.,B.,C., and add – Bowling Alley Event Center, Elderly Housing.

Page 18-5 – Delete A., B., C., - B and C will be replaced by Event Center (e.g., Banquet Hall, Assembly Hall).

Page 18-6 – **D. Bed and Breakfast Establishments.**

6. Change to read- State License may be required Add-
7. A Site Plan as described in Section 18.02 2(a) must include an interior floor plan to show all guest bedrooms and other bedrooms.
8. The Ganges Township Fire chief must approve the building's occupancy numbers. The Fire chief must also certify that smoke alarms are in each bedroom and fire extinguishers are on each level of the building and that all are in good working order.
9. The Allegan County Health Department must certify that the well and septic system are adequate for the facility.
10. No accessory buildings shall be used for guest accommodation or as Event centers.

Page 18-8 – H. (a) and (b) add to the laws cited - as amended.

Page 18-11 – 7. Change Section 13.06 to Section 17.05.  
9. remove -bar.  
Combine 17 and 18

Page 18-12 – 1. (b) add – as amended.

Page 18-13 – Top of page add as amended to 1978 PA 368.

N. Green Houses and Nurseries Commercial – move Section 3.37 here.

Page 18-15 – 5.(a) i and ii – Change Section 12.03 to Section 16.03.

5.(a) ii Change – One original and 9 copies to 12 copies.

Page 18-17 – l. ii Add as amended to MCL 324 Part 301.

L iv – Extra space between 4 and Any.

Page 18-20 – 7. v Replace Section 7E.07(V) with Section 7. (u)

Page 18-21 – Add -as amended to the Public Acts listed in (e)

Page 18-24 – 4 and 10 Change Section 13.05 to Section 17.05.

Page 18-26 – 7. Change Parking spaces to one (1) space per 4 persons...

Page 18-28 – DD.3 change Section 12.03 to Section 16.03.

Page 18-29 – 8. Change tower height to maximum blade tip height in two places.

Page 18-30 – 15. Add – Light mitigating technology should be used where possible.

**VII – Future Meeting Dates** – October 22, 2024 at 7:00pm

Special meeting October 29, 2024 at 6:00pm.

**VIII – General Public Comments** - Sue Poolman asked if the public hearing would be moved . DeZwaan answered probably not.

**IX – Adjournment** - Pierson made a motion to adjourn the meeting, seconded by Badra.  
Motion passed , meeting adjourned at 8:50 pm.

Submitted by

Phillip Badra

Ganges Township Planning Commission Secretary

