

Ganges Township Planning Commission
Special Monthly Meeting Minutes for October 29th, 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 6:00 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** – Present

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

DeZwaan made a motion to add signing off on the Christopher Ct Private Road Site Plan approval before the Zoning ordinance update discussion. **Hutchins** seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and upcoming Seminars

DeZwaan has an email from:

Pierson to the PC Re: Avian Power Line Interaction Committee (APLIC)

Hebert to the PC Re: October Allegan County Ground Water Seminar

Badra to the PC Re: Kramer SLU approval letter

Badra to the PC Re: Christopher Ct Private Road approval letter

Smalley to **DeZwaan** Re: Christopher court approvals from the Allegan County Road Commission (ACRC) and South Haven Area Emergency Services (SHAES).

V. Public Hearing – None

- VI. **Approval of Prior Minutes** – The October 22nd Regular Meeting Minutes are not available yet
- VII. **Sauck** – Christopher Ct Private Road Final Amended Site Plan approval. The PC signed ~~off on~~ the amended Site Plan.
- VIII. **Kramer** Final Site Plan approval ~~SLU site plan~~. Mr. **Kramer** was not in attendance but Smalley has the amended site Plans. **DeZwaan** doesn't not want to sign off without the applicant present. The Other PC members would like to expedite the process and agreed to sign ~~off on~~ the site plans and let **Kramer** go to **Smalley** at MTS to add his signature.
- IX. **Zoning Ordinance Update Discussion** –

MEMO TO MCKENNA 2024 ORDINANCE REVIEW PART 5

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

Page 2-9 Driveway – Change first sentence to read – A property entry point for vehicles running from a street to ten (10) feet of a residence.

Page 2-10 – Add- Event Center or Event Venue – A place of indoor public assembly used for commercial events (e.g., banquet hall, assembly hall). Event Centers or Event Venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue.

Page 2-10 – Add – Energy Storage Facility means a system that absorbs, stores and discharges electricity.

Page 18-2 B.2 – End of sentence two add – except for commercial Wind Energy Conversion Systems (WECS) and Solar Farms where the notice distance shall be six hundred (600) feet.

Page 18-4 – Add to the list Bowling Alley, Event Center or Event Venue and Energy Storage Facility.

Page 18-6 – D. Bread and Breakfast Establishments

Change 8 to read – The building occupancy numbers must comply with the building code.

Change 9 to read- The Ganges Township Fire Chief must 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. The previous lines 9 and 10 become lines 10 and 11.

Page 18-6 – E. Biofuel Production Facility. Change Line 1 to read- Must comply with the MZEA Section 125.3513 as amended. Then the rest are renumbered 2, 3, 4 and 5 and are unchanged.

Page 18-28 d) Change 300 feet to 600 feet.

Page 18-29 – 8. Change to read – WECS towers shall be setback a horizontal distance equal to 1.5 times the maximum blade tip height from the edge of the road right of way and WECS towers shall be setback a horizontal distance equal to 3 times the maximum blade tip height from non-participating property lines.

Page 18-32 EE. Winery ~~%~~ 5. Change to read – Activities may include functions associated with the winery, meadery or cider mill products including but not necessarily limited to tours and a retail area for products not made at the winery, meadery or cider mill. No more than five thousand (5,000) square feet shall be devoted to these activities. Delete 10 so 11 becomes 10.

Page 18-33 Typo 15 is in italic.

Page 18-34 – GG. Brewery- 4. Change to read – Activities may include functions associated with the brewery products including but not limited to brewery tours and a retail area for products not made at the brewery. No more than five thousand (5,000) square feet shall be devoted to these activities. Delete 8. Renumber 9, 10 and 11 to 8, 9 and 10.

Page 18-36 – 1. Add – Solar Farms are only allowed in non-prime farmlands Class V through VIII as determined by the United States Department of Agriculture (USDA), National Resources Conservation Service (NRCS).

Page 18-36 Delete 3 and 4 and replace with item 26 on page 18-31 but change WECS facility to Solar facility.

Page 18-37 Add- l) Dark sky friendly lighting required. Add m) An agreement is required to implement vegetative ground cover to meet pollinator standards throughout the lifetime of the proposed facility as established by the “Michigan Pollinator Habitat Planning Scorecard for Solar Sites” developed by the Michigan State University Department of Entomology. The seed mix used to establish pollinator plantings shall not include invasive species as identified by the Midwest Invasive Species Information Network. If a detailed plan utilizing Agrivoltaics at the proposed facility is submitted and approved by the Planning Commission, such use can be used in lieu of the pollinator standards. If at any point during the life of the project Agrivoltaics is no longer implemented, vegetative ground cover using the pollinator standards will be required henceforth.

6. Change 25 feet to 50 feet. Add – They must also be setback ~~±~~ three hundred (300) feet from non-participating buildings and ~~Dwellings~~ dwellings.

9. Sentence two – Add – a sign not to exceed 24 square feet in area etc.

Page 18-39 Add – Energy Storage Facility

1. Setbacks must be 300 feet from non-participating occupied buildings.
2. Setbacks must be 50 feet from road right of ways and 50 feet from non- participating property lines.
3. Noise must not be greater than 50dBA as measured at the nearest outer wall of a dwelling located on an adjacent nonparticipating property.
4. The facility complies with the version of NFPA 855 for energy storage systems.
5. Dark sky friendly lighting required.

Add – Event Center or Event Venue

1. Minimum lot area shall be five (5) acres.
2. The establishment shall be located on property with direct access to a public street and shall only be located in the Commercial District or the Glenn Mixed Use District.
3. The hours of operation of an event located within two hundred (200) feet of a residential district or use shall be from 7:00 am to 10:00 pm on weekdays and 7:00am to 12:00 pm on weekends.
4. Where the site abuts a residential district or use screening shall be provided along that property line.

5. Maximum capacity to be determined by the building code.
6. Allegan County Health Department to determine well and septic adequacy.
7. Events are to be held indoors unless an Outdoor Entertainment Permit is approved by the Township Board.
8. A State Banquet Facility permit is required.
9. The Township Board by resolution must approve the Event Center or Event Venue.

Add - Bowling Alley

1. Hours of operation may be between 8:00 am and 11:00 pm daily.
2. Parking must be required at a rate of (1) per (3) persons allowed within the facilities maximum capacity.
3. Buffering must be provided between the facility and abutting residential district or use.

Add – Elderly Housing.

1. The minimal lot area shall be three (3) acres.
2. The establishment shall be located on a property with direct access to a public street.
3. The Site shall be served by public water and sewer facilities if available. If not available approval from the Allegan County Health Department for well and septic system is required.
4. The principal building and all accessory buildings shall be set back a minimum distance of seventy five feet (75) from all property lines.
5. The maximum height of a building is thirty-five (35) feet.
6. Each dwelling unit shall provide separate bedrooms and sanitary facilities for each occupant, (e.g. husband and wife constituting one occupant), together with a shared kitchen, dining and living space.
7. Dwellings may be provided for as one family or two family detached units.
8. Each dwelling unit must be provided with adequate management services to maintain the premises.
9. All dwellings must be compatible with abutting and surrounding single family dwellings with respect to scale, character, materials and landscaping. Elderly Housing does not include adult foster care homes.
10. The required parking shall include one (1) off-street parking space per each residential unit. There shall be additional off-street parking space area for designated guest parking, with a minimum of one (1) guest parking space for every five (5) residential units.

11. Total open space required shall be a minimum of fifteen (15) percent of the site.

Page 20-4 – Section 20.05 B .4. – Change bold print to regular print.

Page 21-1 - Section 21.02 – A. 2. Line 3 change Zoning Official to Zoning Administrator.

Page 21-7 – Top of page 17.02. A should be 21.02.A.

Page 21-8 - Change adoption date and Clerk's name.

Smalley asked for more clarification on what she should be using for minimum driveway size requirements. It was decided that the driveway measurements for lot coverage calculation purposes would be, at a minimum, 8' wide to within 10' of the Dwelling.

X. Future Meeting Dates – Nov 26th & Dec. 24th

XI. General Public Comments –

Sue **Poolman** – 7021 114th Ave. stated that she is opposed to any Solar or Wind Farms being allowed in the Township. The response was that they have to be allowed.

Kerry **Curtis** 2266 Lakeshore Dr introduced themselves as the new Operators of Virtue Cider. Asked if there could be a special allowance for events after 9pm since their State issued License says they can serve till 2 am. **DeZwaan** stated that it ~~would not be allowed~~ would not conform to SLU requirements that were approved.

Curtis asked why they were not allowed to serve food to the people who they are serving alcohol too. **DeZwaan** reminding them that there is only one Special Land User (SLU) allowed per parcel. Two food trucks are allowed, but no restaurant.

Curtis then asked why Lakeshore Dr. is Zoned Residential on the West side of the road and Res/AG on the East Side. **DeZwaan** responded that ~~the street was just a visual and physical to separate the Districts.~~ this was established in 1962 but she didn't know why.

XII. Adjournment

Gregory made a motion to adjourn the meeting, **DeZwaan** seconded the motion. Meeting was adjourned at 8:27 PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary

Corrections made by Phillip Badra PC Secretary