

Ganges Township Planning Commission
~~Regular~~ Special Monthly Meeting Minutes for September 17th, 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

DeZwaan made a motion to amend the agenda, adding approval of prior minutes and correspondence. **Hutchins** seconded the motion. Motion passed.

III. General Public Comment – None

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Bouchard to **DeZwaan** Re: Zoning Ordinance budget request. With reply from **DeZwaan**

Badra to **DeZwaan** Re: Event Center Definition. With reply from **Bouchard**

Bouchard to the PC Re: the open meeting act and the August 27th draft minutes

Smalley to **DeZwaan** stating that **Smalley** did not have anything to add to the Zoning Ordinance Update Draft discussion.

V. Public Hearing – None

VI. Approval of Prior Minutes

Gregory made a motion to approve the August 27th, 2024 Regular Monthly Meeting minutes, with corrections. **Badra** seconded the motion. Motion passed.

VII. Zoning Ordinance Update Discussion –

2024 ORDINANCE REVIEW - PART 2. These are the changes that were agreed upon at the September 17, 2024 Special Meeting; through Article 11.

Page numbers are confusing. Article 4 Page 4-1 is on the flip side of Page 3-29. Each Article needs to start with a new page. This applies to Page 4-2, and Page 5-1 and Page 7-3 and Page 8-4. Pages 8-4 to 8-6 should be 8-1 to 8-3, Pages 9-7 to 9-10 should be 9-1 to 9-4, Pages 10-11 to 10-14 should be Pages 10-1 to 10-4.

Page 2-17 Add – Person as defined in the Michigan Zoning Enabling Act (MZE Act) means an individual, partnership, corporation, association, governmental entity, or other legal entity.

Page 3-20 Delete Line B.1 and renumber the rest of the requirements.

Page 5-2 Add Mineral Mining is only allowed on non-prime farmland Class V through VIII as determined by the USDA Natural Resources Conservation Service (NRCS). It is a SLU.

Pages 6-1 and 6-2 Section 6.02 Table of Uses

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

Add Private roads and Residential PUD

Add Mineral Mining is only allowed on non-prime farmland Class V through VIII as determined by the USDA Natural Resources Conservation Services (NRCS).

Library, museum, etc. should be a SLU not P.

Page 6-3 Food Trucks should be P.

Page 7-1 Adult foster care large and small group homes change from SLU to P.

Page 7-2 Library, museum, etc. should be SLU not P.

Add Private Road as P.

Add Religious Institutions as SLU.

Page 7-3 Table 960 should be 960 sq.ft. not ft.

Delete nursing or convalescence home from parking table.

Page 8-4 Glenn Residential was renamed to Glenn Neighborhood Residential.

Page 8-5 Change Adult foster care large and small group home from SLU to P.

Add Private Road.

Change Library, museum, etc. from P to SLU.

Add Religious Institution as SLU.

Page 8-6 Dwelling floor area should be 960 “sq.” ft.

Page 9-7 Change Adult foster care large and small group home from SLU to P.

Page 9-8 Add Private Road and Open Space.

Delete Brewery, Brew Pub and Microbrewery.

Page 9-8 Change Library, museum, etc. from P to SLU.

Change Religious Institutions from P to SLU.

Page 9-9 Change Minimum lot area from 1/4 acre to 1/2 acre.

Maximum height “stores” should be “storiesq

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B.4 should read – The zero lot line side is not adjacent to a street or a lot line of a property not in the Glenn Hamlet Mixed Use District.

Massage therapist add Subject to Section 2.14.

Page 10-12 Change Adult Foster care large group home from SLU to P.

Add Private Road.

Change Library, museum, etc. from P to SLU.

Pages 11-2 Change adult foster care large group home from SLU to P.

Change Bowling Alley from P to SLU.

Change Elderly Housing from P to SLU.

Page 11-3 Add Private Road.

Change Library, museum from P to SLU.

Add Home occupation, home based business (subject to Section 3.07)

Non commercial wind energy should be P not Pa.

Add Massage therapist as P (subject to Section 2.14).

Change Religious Institution from P to SLU.

Page 11-5 Add to Table A – Minimum Dwelling Unit Floor A (Living Area) 960 sq. ft.

Delete Zero lot lines may be used for side yards of main buildings if the following are satisfied: Also delete 1, 2, 3, 4, and 5.

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

~~Please~~ provide the PC with definitions of Event Center and Vehicle ~~ASAP~~.

~~Also~~ Provide SLU requirements for Event Center, Bowling Alley and Elderly Housing.

~~The~~ *Since the* PC increased the lot area in the Glenn Hamlet MUD to one half acre. A recent Allegan County assessment of the Glenn area determined that the soils don't perk well and water availability and recharge rates are among the worse in the County. It was felt that larger lot sizes would lessen the impact of these issues. The PC needs ~~you~~ **Bouchard** to determine if the minimum lot width and lot coverage are appropriate for half acre lots.

VIII. Future Meeting Dates – September 24th, Special Meeting October 15th & **Regular Meeting** October 22nd.

IX. General Public Comments –

Hutchins mentioned the scrap tire collection event on Saturday September 21st.

X. Adjournment

Gregory made a motion to adjourn the meeting, **DeZwaan** seconded the motion. Meeting was adjourned at ~~8:05~~ 9:05 PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary