

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for January 27, 2026**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville MI, Allegan County**

**I. Call to Order - 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** - Absent

Commissioner: Edward **Gregory** - Present

Commission Trustee: Dick **Hutchins** - Present

Zoning Administrator: Tasha **Smalley** - Absent

Recording Secretary: Katie **Wolfe** - Present

McKenna Planner: Kevin **Garcia** - 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 Comments – None**

**IV. Correspondence and Upcoming Seminars**

**Badra** to **PC** Re: ZO corrections

**Badra** to **PC** Re: Overlay District

**Badra** to **PC** Re: distinction between mobile homes and RV's.

**Badra** to **Twp. Board & PC** Re: ZO amendment

**Phelps** to **PC** Re: FOIA request

2 - **Twp. Attorney** to **PC** Re: Saugatuck Meadows PC decision

**Pierson** to **PC** Re: Data centers information

**Phelps to DeZwaan** Re: letter from Thibodeaux regarding Campit

**Badra to Twp. Board & PC** Re: follow up regarding ZO amendment

**Badra to PC** Re: ZO amendment review & suggestions

2 - **Garcia to PC** Re: ZO amendments

**Bouchard to DeZwaan, Fwd to PC** Re: Allegan Public Notice for EGLE Submission project

**Smalley to DeZwaan** Re: unable to attend meeting due to weather

**V. Public Hearing – None**

**VI. Approval of Prior Minutes**

Motion made by **Gregory**, seconded by **Pierson** to approve the December 29, 2025, Special meeting minutes. Motion passed.

**VII. New Business**

1. Election of Officers

**DeZwaan** made a motion to elect **Badra** as the Secretary. **Gregory** seconded the motion. Motion passed.

**DeZwaan** made a motion to elect **Pierson** as the Vice-Chairperson. **Hutchins** seconded the motion. Motion passed.

**Pierson** made a motion to elect **DeZwaan** as the Chairperson. **Gregory** seconded the motion. Motion passed.

2. **DeZwaan** made a motion to set the PC meeting schedule for the fourth Tuesday of each month at 7:00pm at the Ganges Township Hall 1904 64th Street Fennville, MI 49408. **Gregory** seconded the motion. Motion passed.

**VIII. Old Business – Zoning Ordinance Discussion**

The following edits were made to the Zoning Ordinance draft:

In the list of ordinance corrections, in the last sentence of the latest update, remove the word “make”.

Page 7-2, ensure that the footnote is on 7-2, not 7-3.

The Overlay district should be the Lake Michigan Shoreline Overlay District. Ensure that it is written correctly through the ordinance.

**Gregory** suggested that the location of the Overlay District should be described in words versus numbers (ft). Because this district relates to the bluff, he suggested including all lakeshore lots. **Garcia** suggested stating “all lakeshore lots are subject to the following rules” and then define the specific rules. **Garcia** will leave everything that is currently defined by a distance. However, for anything in the ordinance that doesn’t have a specific limit he will add “within 250 ft of the bluff line”. For example: 14.4, 14.6, 14.8, 14.9 Section 14.5 E. add “5. a deed restriction shall be required”.

Section 14.7 B.1. should say “15 ft”.

Section 14.7 B.4. In regards to the “vegetative riprap”, the wording should be modified. The intent is to have riprap at the toe of the bluff, protecting from the wave impact and the vegetation growing off the bluff on the natural dirt.

Section 14.3 A. add the following sentence to the Bluff Line definition: “the bluff line setback distance shall be construed as running from the most landward bluff point toward the back, the street side, or the setback line.”

Section 14.7 B. add the following statement: “shoreline protection structure shall not be allowed unless the structure to be protected existed before the date of effect of this overlay and lies within the 70-foot setback distance from the bluff. “

Section 14.10 Remove “funiculars”.

Section 16.4.c.4. The reference should say “Article 16 Section C5”.

**Garcia** noted that he will go through the ordinances and adjust all renumbering and and confirm that references are correct.

In Section 16.4 E. 4. It states that submittals should satisfy the requirements of E,

**Pierson** wondered if that should be the letter B instead.

Section 19.6 O. 4. Change reference section to 17.3.

Section 19.6 Elderly Housing should be labeled “II”.

Section 19.6 Agricultural Products Retail should be labeled “JJ”.

Section 19.6. JJ. under Agricultural Products Retail, remove the sentence that says “A six (6) foot, solid fence may be required by the Planning Commission if natural screening is not present.”

Section 19.6 C. 6. Add “all screening must be maintained in a suitable condition.”  
**Garcia** noted that he will plan to get the final revision sent to the PC early next week.

**IX. Administrative Updates**

**a. Township Board**

**Hutchins** reported that the Township Board passed a moratorium on campgrounds, and a moratorium on short term rentals. He added that the Board is also working on finding an enforcement officer.

**b. Zoning Board of Appeals**

**Pierson** reported that there is a ZBA meeting scheduled for March.

**c. Zoning Administrator**

**Smalley** was absent. **DeZwaan** noted there is a possibility of a special land use application for the February meeting.

**X. Future Meeting Dates – Feb 24th & Mar 24th**

**XI. General Public Comments**

Lane **Kronemeyer** - 6552 118th Ave wondered if the new house being built on Blueberry Lane was within the permitted height limits.

Chuck **Mannion** - 6611 Deer Trl suggested that the Township Board finalize the job description for an enforcement officer and post it online to increase exposure.

**XII. Adjournment**

**Gregory** made a motion to adjourn the meeting. **Pierson** seconded the motion. The meeting was adjourned at 8:16 PM.

Respectfully Submitted,  
Katelynn Wolfe, Ganges Township Recording Secretary