

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for March 24, 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** - Present

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. **Badra** seconded the motion. Motion passed.

III. General Public Comments

Kim **Mannion** - 6611 Deer Trl. wondered about the possibility of adding provisions to the ordinance to address situations where board members may not be fulfilling their responsibilities.

IV. Correspondence and Upcoming Seminars

2 - Smalley to DeZwaan Re: Letter to T. **Hutchins** & stating that she would not be in attendance at the PC meeting. Reply from **DeZwaan**

DeZwaan shared a pamphlet regarding a Planning and Zoning Seminar

V. Public Hearing – None

VI. Approval of Prior Minutes

Motion made by **Hutchins**, seconded by **Pierson** to approve the February 24, 2026, Regular Monthly Meeting minutes. Motion passed.

VII. New Business – None

VIII. Old Business – ZO Update Discussion

The PC reviewed and discussed the questions returned by the attorney regarding the draft ordinances. The following edits were agreed upon and will be forwarded by **Badra** to the attorney and **Garcia**.

Add in the Overlay District section: The Lake Michigan Shoreline Overlay District includes every parcel abutting Lake Michigan in Ganges Township and extends three hundred (300) feet landward of the Ordinary High Water Mark as defined in this Ordinance.

Badra noted that existing legally established non-conforming uses are subject to the provisions of Section 19.1 B or 19.1 C of the Zoning Ordinance.

Pierson noted distances from the bluff to structures can be measured using the Allegan County GIS website. He offered to compile a master list of these distances for **Smalley** to help identify non-conformities when the overlay ordinance takes effect.

The following edits were made in the Campground section of the Ordinance:

In Section 4(d) add: Entertainment shall be defined as any gathering meant to be engaged by campers generally and which produces sound amplified by any means.

Entertainment must comply with the Ganges Township Board Ordinance 20A Anti-Noise and Public Nuisance Ordinance. Campground entertainment and events shall not be open to the public.

Delete Section 4(h).

Delete Section 4(n).

In Section 4(q) add: Discharge of fireworks is regulated by State of Michigan law and are only allowed:

- a. 11 a.m. on Dec. 31 to 1 a.m. on Jan. 1.
- b. 11 a.m. to 11:45 p.m. on the Saturday and Sunday immediately preceding Memorial Day.
- c. 11 a.m. to 11:45 p.m. on June 29 and 30, and July 1, 2, 3 and 4.
- d. 11 a.m. to 11:45 p.m. on July 5, if that date is a Friday or Saturday.
- e. 11 a.m. to 11:45 p.m. on Saturday and Sunday immediately preceding Labor Day (MCL28.457).

Section 5(a) Lighting must be directed downward and may not reflect on to adjacent properties.

Section 7(a) Campground rules must be distributed to all campers and be made available for the public to view on the campground website/online media presence.

Section 7(b) Phone numbers and email addresses for complaints shall be available to designated Township Officials and also on the campground's website/online media presence.

Section 7(d) Township representatives must be given access upon reasonable notice to ensure the campground is operating as allowed.

Badra noted that once the attorney provides approval, the Planning Commission will request that **Garcia** provide a complete copy of all edits made to the Zoning Ordinance. The updated document will then be posted on the Township website to allow residents time to review prior to the public hearing. **DeZwaan** added that having a hard copy available would be helpful for use during the public hearing.

IX. Administrative Updates

a. Township Board

Hutchins reported that the Short-Term Rental Committee presented the proposed short-term rental ordinance to the Township Board for consideration and to obtain legal opinion. A few of the committee's recommendations include: limiting the total number of short-term rentals to 200, prohibiting full-time short-term rentals, capping overnight occupancy at 12 individuals, and requiring all parking to be

accommodated on the property. Additionally, short-term rentals would be required to register annually and undergo inspection once every three years.

b. Zoning Board of Appeals

Pierson reported that the ZBA had a meeting on March 2nd. The applicant at 1335 Fabun Road petitioned for front and side setbacks and lot coverage variances to construct a new home. The ZBA approved the variance with the following conditions: the house must remain in the current footprint, the footprint under the porch area can remain the same and must remain one story, and the maximum lot coverage cannot exceed 1555 sq ft.

Also, the applicant at 2246 Lakeshore Dr revised and resubmitted his site plan, requesting that the ZBA reconsider his application. However, the ZBA determined that the revisions were insufficient to warrant a rehearing, and as a result, denied his request for a rehearing until at least one year has passed since the original denial.

c. Zoning Administrator

Smalley was absent. **DeZwaan** noted that T. Hutchins' site plans were not ready to come back to the PC for this meeting.

X. Future Meeting Dates – April 28th & May 26th

XI. General Public Comments

Kim Mannion - 6611 Deer Trl commented that the PC should review and clarify the distinction between an event center and an entertainment center. She also suggested adding provisions to the ordinance to limit crowds to no larger than the current camping capacity.

Kevin Perkins - 1725 65th St wondered if repeated violations of ordinances could lead to revoking a campground license. **Badra** responded that if there is a special land use (SLU) permit in place and its provisions are violated, the SLU could be revoked.

XII. Adjournment

Gregory made a motion to adjourn the meeting. **Badra** seconded the motion. The meeting was adjourned at 8:36 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary