

Ganges Township Planning Commission
Regular Meeting Minutes for April 22, 2025
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** - Present

Recording Secretary: Katie **Wolfe** - Present

II. Additions to the Agenda and adoption

DeZwaan made amendments to the agenda, stating that the public hearing will not be heard tonight due to notification requirements, and the May 27th Regular Planning Commission meeting will be moved to May 28th at the Ganges Township Hall. **Gregory** made a motion to approve the agenda, with amendments. **Badra** seconded the motion. Motion passed.

III. General Public Comment -

Karen **Duffin** - 6451 118th Ave. noted that the recycling center is no longer taking any styrofoam products and wondered where she should dispose of it. **DeZwaan** responded that questions about the recycling center should be directed to the Township Board.

Tyler **Dokter** - 6529 118th Ave. stated that he has concerns about the developments on Blueberry Lane, as the private road is directly behind his house. He continued that there was no notification or warning about the private road going in, and shared that he has

young children at home so he is also worried about the houses becoming vacation rentals which can lead to privacy concerns, partying and loud noises.

Drew **Scholten** - 6548 118th Ave. shares many of the same concerns as above. He has a young child at home so he is worried about the road with safety concerns and dust. He was also surprised about not receiving a notice about the private road or development.

Delaney **Kronemeyer** - 6552 118th Ave. noted that he is trying to split his property to build a family home. Due to zoning laws, he is unable to put in a private road during the land division, the reasoning being to help limit the subdivision property in the area and to preserve the agricultural feel. While he understands the reasoning, he feels that it makes it difficult for family farms to develop.

Carissa **Gray** - 6578 120th Ave. shared concerns about the new Saugatuck Meadows campground, stating that it is affiliated with the existing campground that has doubled in size. She is also worried about pedestrian safety, increases in trash on the sides of the road, and 911 calls.

Linda **Rodriguez** - 1665 65th St. questioned if the community has the infrastructure to support 89 more campground sites.

Duffin wondered if there has been any research on what the additional population from the proposed campground would mean for the ~~aquapher~~ **AQUIFER** and well water supply.

DeZwaan responded to some of the concerns that have been brought up:

In regards to the campground, the Township has regulations in place that are available online in the Master Plan. There are regulations that the Planning Commission can govern and additional regulations through EGLE.

In regards to notifications about the Private Road, the State of Michigan states that the community ~~does not need~~ **IS NOT REQUIRED** to be notified for Site Plan reviews.

IV. Correspondence and Upcoming Seminars

First Quarter Mineral Report from Ciesla

John **Colehane** to **PC** Re: Campground

Hans **Kronemeyer** to **PC** Re: Campground

Badra to **MTA**, response shared with **PC** Re: Electronic access to public meetings

Pierson to **PC** Re: Private road

2 emails **Smalley** to **PC** Re: Private Road

Badra to **PC** Re: Change of date for public hearing

Badra to **PC** Re: Township Board approval of Zoning Ordinance

Lynn **Kirkaldy** to **Smalley** and **PC** Re: Saugatuck ~~Twn~~ TOWNSHIP bluff overlay ordinance

Badra email to Township Attorney

Gregory to **PC** Re: Campground

V. Public Hearing - None

VI. Approval of Prior Minutes

Motion made by **Pierson**, seconded by **Hutchins** to approve the March 25, 2025, Regular Monthly Meeting minutes, with corrections. Motion passed.

VII. Old Business - None

VIII. New Business

A. Pike Properties LLC, North Cove Homes, Neal Kelley, Site Plan Review for Private Road Blueberry Lane Parcel # 07-015-028-00

Neal **Kelley** with North Cove Builders presented the plans for Blueberry Lane. **Kelley** stated that the plan is to try to preserve as many blueberries as they can around the houses.

Gregory asked if there are any efforts to market to any rental clients, or if they are being built as residential homes. **Kelley** responded that he would like to sell the lots and build for those clients, however if he builds on the lots, before they sell, he plans to build family size homes.

DeZwaan noted that the Township does not have any regulations preventing rentals, and the Planning Commission does not have authority to say people cannot have rentals.

Badra asked if **Kelley** is the sole Owner of Pike Properties. **Kelley** confirmed.

Badra asked if the ponds will be connected eventually and who will have access.

Kelley replied that he plans to connect the ponds and the two parcels that touch

the ponds will have access. **Smalley** wondered if the ponds are for stormwater

management. **Kelley** stated that they are more for a feature. **Badra** noted for

safety reasons, the ponds should be constructed and maintained with a gradual

slope to the depth of 5 ft. **Kelley** responded that the healthiest part of the pond is

in the 6-10 foot range so that they don't get too warm and grow algae, however, a

gradual slope can be done. **Badra** questioned if the ponds would be fenced in.

Kelley replied that he did not plan to fence them in.

DeZwaan noted that the property is within the branch of the ~~system~~ **SISSON**

drain so that might require additional permitting through the Health Department.

Pierson stated concerns about safety for children on the private road, specifically

if the first house becomes a rental. **Pierson** wondered if **Kelley** would consider

putting a sidewalk in on the east side of the road.

Pierson noted that the Declaration of Easements is incomplete per the township

maintenance agreement requirements, missing numbers: 1 3 4 5 6 7 8 and 9.

Badra added that Article 2.2 of **Kelley's** agreement needed to be omitted SINCE

IT IS TOO VAGUE AND THE PRIVATE ROAD APPROVAL IS ONLY FOR

SEVEN PARCELS ~~due to not complying~~. **DeZwaan** agreed that the current

Declaration of Easements provided by **Kelley** is not in compliance with the

ordinance.

DeZwaan added that dust control needs to be listed on the maintenance of the

road, and each of the lots may only have access off the private road. **Badra** added

that eventually every person that has a parcel on Blueberry Lane will need to

HAVE NOTARIZED SIGNATURES ~~sign-off~~ stating that they will maintain the

agreement.

Hutchins noticed that the address is wrong on the Covenant Deed for the tax bill, that will need to be straightened out.

Pierson mentioned keeping an eye out for tiles and irrigation pipes during construction.

DeZwaan wondered about permits from the Road Commission. **Smalley** replied that **Kelley** has two permits from the Road Commission, the driveway permit for the house and a permit for the private road.

Kelley asked if a bus stop would suffice for safety purposes. **Pierson** replied that a bus stop would be great, but a sidewalk would add more safety, referring to two places in the Ordinance that specifically note vehicle safety. In the Ordinance, Section 12.06 B.5.c. states that the site shall be developed to create a pleasant, pedestrian paced atmosphere which de-emphasizes motor vehicles and considers rural character. And again, in Section 13.05 A.5 it states that the PC may require landscaping to achieve the following: conserve the value of land and buildings and distinguish and separate vehicular and pedestrian traffic systems.

Smalley suggested that the sidewalk start at 118th Ave. and go to the south side of Parcel G. **DeZwaan** asked to hear opinions regarding the sidewalk. **Badra** noted that the PC has never asked FOR ONE before. **Gregory** replied that a sidewalk is a complementary feature but questioned if there is enough human traffic to warrant the installation.

DeZwaan questioned maybe having a gravel pathway. **Gregory** noted that any updates done to the development would be beneficial for the Township.

Pierson made a motion to add a sidewalk from the centerline of the cul-de-sac on the east side to 118th Ave. **Gregory** seconded the motion. Roll Call Vote:

Hutchins- No

Gregory- Yes

Pierson- Yes

Badra- No

DeZwaan- No

Motion failed (2-3).

Pierson made a motion to add a pathway from the centerline of the cul-de-sac on the east side to 118th Ave, to get pedestrians out of the roadway. **Gregory** seconded the motion. Roll Call Vote:

Hutchins- No

Gregory- Yes

Pierson- Yes

Badra- Yes

DeZwaan- No

Motion passed (3-2).

Badra asked for clarification on a pathway. **Pierson** responded that it can be anything that makes a walkable surface other than the roadway.

Pierson stated that he is hesitant about approving the plan tonight due to the incomplete Road Maintenance agreement. **Smalley** replied that typically the applicant would make the corrections, Smalley would review them to confirm that they made all corrections, then it would be sent to the Township attorney, however if the Planning Commission wants to see it first, we would have to postpone deliberation.

DeZwaan made a motion to postpone deliberation on Blueberry Lane until the May 28th meeting. **Pierson** seconded the motion.

The above motion was amended by **Badra** to include the following conditions that must be met:

1. An amended Site Plan showing a pedestrian pathway to the east of the road right of way starting at the centerline of the cul-de-sac and extending to 118th Avenue.
2. The Declaration of Easements must be modified by removing Item 2.2, adding dust control to Item 2.1 (a) and incorporating and adhering to the Private Road Ordinance Section 3.21 D 5.6.7.8.9.10.

3. A Soil Erosion and Sediment Control permit must be obtained from the Allegan County Health Department.
4. Current and proposed ponds must be constructed and maintained with gradual slopes to a depth of five feet so that there are no sudden drop offs where a small child would instantly be over his or her head.
5. The applicant agrees that the private road is to serve seven parcels and understands that all parcels may not be buildable.
6. The applicant agrees that access to all parcels will only be from Blueberry Lane.
7. The Road Maintenance and Easement agreement will be reviewed by the Township attorney at the applicant's expense.

Hutchins seconded the motion to amend. Roll Call Vote:

Hutchins- Yes

Gregory- Yes

Pierson- Yes

Badra- Yes

DeZwaan- Yes

Motion passed (5-0).

IX. Administrative Updates

a. Township Board

Hutchins reported that the Township Board approved the updated, revised Zoning Ordinance. The new Ordinance will go into effect on April 25th.

b. Zoning Board of Appeals

Pierson reported that the ZBA has a meeting on Thursday, April 24th. The applicants at 6024 122nd Ave. have petitioned for front and side setback variances to construct a second story on an existing residence.

c. Zoning Administrator

Smalley had nothing to report.

X. Future Meeting Dates - May 28th & June 24th

XI. General Public Comments -

Erie AARON Kronemeyer- 6556 118th Ave. shared concerns about the proposed campground being an expansion of Campit, noting noise complaints at Campit. **Pierson** asked if he has made a formal complaint in the past to anyone in the township or the police about the noise. **Badra** noted that businesses have to have entertainment permits from the township board to have events.

Karen Duffin asked if an ordinance could be created to limit the number of outdoor permits a property could have. **DeZwaan** replied that it would be a topic to bring up with the Township Board.

Delaney Kronemeyer commented that if the permit for the campground does pass, he hopes that safety will be a concern when it comes to crossing 118th Avenue.

Bob DeZwaan- 2259 68th St. shared concerns about drainage and irrigation pipes in the previous blueberry fields on Blueberry Lane. He advised using caution while developing the proposed lots.

XII. Adjournment

Badra made a motion to adjourn the meeting, **Gregory** seconded the motion. Meeting was adjourned at 8:47 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary

