

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for April 23rd, 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** – Present

Recording Secretary: Jennifer **Goodrich** – Present

II. Additions to the Agenda and adoption

Gregory made a motion to approve the agenda, as presented. **Pierson** seconded the motion.
Motion passed.

III. General Public Comment - None

IV. Correspondence and upcoming Seminars

DeZwaan has emails from:

Badra to PC Re: the depth of the Industrial District

Badra to PC Forwarding MTSA email

Gregory to PC Re: SWMLAC 5 year plan

Badra to PC Re: State Tax Commission Solar Energy Facility Taxation Act

Badra to PC Re: Assessors Opinion on Solar Energy District

Bouchard to **DeZwaan** Re: Zoning Ordinance update

McKenna to **DeZwaan** Re: next year's PC budget

DeZwaan to PC Re: updated Zoning Ordinance draft

Hebert to **DeZwaan** Re: upcoming Groundwater Workshop

Gregory to PC Re: attending the Groundwater Workshop

DeZwaan reported that there is an upcoming seminar on the ABC's of ZBA meetings.

V. Public Hearing – None

VI. Approval of Prior Minutes

Pierson made a motion to approve the March 26, 2024 Regular Monthly Meeting minutes, with corrections. **Gregory** seconded the motion. Motion passed.

VII. Old Business –

- a. Zoning Ordinance Update Discussion: **Bouchard** was not attendance for this meeting.

DeZwaan reviewed the previous updates and found some discrepancies. For example, the Definitions of Adult Foster Care, Child Care, and Foster Family Homes should not use specific numbers but should reference the State Act(s). **DeZwaan** requested that the PC members go over Sections 1-9 to determine if any other discussed changes had been missed on the current draft.

- Article 11: Review Draft of Industrial District

Badra commented that sand mines should be a Special Land Use (SLU) not just permitted, as shown on the current Draft; and that sand mines should not be allowed in Residential districts, as currently shown. **Badra** also commented that the Definition of Farm had not been updated.

Badra also pointed out that Schools and Colleges should also be permitted, not a SLU.

Badra stated that all of the Residential uses and State Licensed Facilities should also be put back into the Industrial District. **Hutchins** responded that they could discourage residential development in the Industrial district by requiring 5 acre parcels. **Smalley** reminded the PC that a requirement like that would not apply to any pre-existing parcels, only new land divisions.

Gregory asked what types of Industrial uses currently exist in the District. **Hutchins** responded that it is mostly Light Industrial uses.

- Article 12: Review Draft of Resource protection and Flood Damage Overly District

Section 12.02 – **Smalley Badra** stated that they need to change the Federal Emergency Management Agency map dates to the updated date or say “as amended”. **Pierson** asked if they should add any Shoreline Protection language. **Gregory** commented that MI Environmental Great lakes and Energy (EGLE) regulate the shoreline.

Pierson is concerned about residents installing riprap to protect their property, which then destroys the neighbor's property. **Pierson** also wants to protect people's ability to walk the

shoreline without being impeded by hardscaping. **Badra** commented that people have a right to protect their property. **Gregory** remarked that they could add language that any such installations cannot harm your neighbor.

- Article 13 Review Planned Unit Development

Section 13.01 Description and Intent – PC decided to remove the 2nd and 3rd Sentence. **Pierson** asked if they could add some language regarding onsite management and oversight. **Smalley** responded that 13.03B covers that and that those rules should be included in the Master Deed and HOA By-laws, which should be recorded with the county Register of Deeds. The PC also wants to remove 13.02C(1) since the majority of times a person applies for a PUD is for the sole purpose of avoiding the land division requirements and/or requirements for dimensional variances.

At this point **Smalley** suggested that they wait to do any further review of this Article as **Bouchard** may already have created a Draft of proposed changes. **Badra** advised that he would update **Bouchard** on any changes they have discussed.

VIII. **New Business** – None

- ❖ The plan is to continue to work on the update at the May PC meeting.

IX. **Administrative Updates**

a. **Township Board**

Hutchins had nothing to report.

b. **Zoning Board of Appeals**

Pierson had nothing to report.

c. **Zoning Administrator**

Smalley had nothing to report.

X. **Future Meeting Dates** – May 28th and June 25th

XI. **General Public Comments** –

Sue **Poolman** – 7021 114th Ave. Described how much land has been lost along Fabun Road due to erosion. **Poolman** asked if permits are required to install riprap. **Smalley** responded that EGLE does the permitting for those kinds of projects. **Poolman** also asked if marijuana paraphernalia was allowed to be sold in Ganges Township; commenting that the new owners of the Glen Store

now had smoking accessories for sale. Smalley responded that there are no regulations against this as it is no different than tobacco related products.

XII. Adjournment

Pierson made a motion to adjourn the meeting, **Gregory** seconded the motion. Meeting was adjourned at 9:02PM

Respectfully Submitted

Jennifer Goodrich

Ganges Township Recording Secretary