

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for February 25, 2025
Ganges Township Hall
119th Avenue and 64th Street
Fennville MI, Allegan County

I. Call to Order and Roll Call

Vice Chair: Dale **Pierson** called the meeting to order at 7:00 pm

Roll Call: Chair: Jackie **DeZwaan** - Absent

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

II. Additions to the Agenda and adoption

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

III. General Public Comment - None

IV. Correspondence and Upcoming Seminars

Phone call by PC to **Badra** to arrange a date for a special meeting in March.

DeZwaan to PC Re: letter sent by **Smalley** to Cottage Home about site plan review conditions.

Two from **Badra** to PC and Brad **Misner** Re: Misner taking over the ordinance work for McKenna.

V. Public Hearing - None.

VI. Approval of Prior Minutes

Minutes were approved by all members present.

VII. Old Business

- A. The PC members signed off on the Final Site Plan for Cottage Home.

VIII. New Business

- A. Site Plan for Robert Mulderink, 1730 62nd St., Parcel # 07-023-001-10, for addition to Private Road.

Robert **Mulderink** stated that they would like access from the lot they are developing to the private road that already exists, Loreto Lane.

Pierson noted that there is no stop sign or road sign. Daniel **Rolf** and Sam **Kavanaugh** stated that the existing signs blew over in the wind and they would be replaced with new reinforcements.

Pierson noted that there are trees and a pond on the property. Those were not shown on the site plan.

Pierson stated there must be a plan in place for protection of the pond that is on the property.

Pierson had some recommendations to be made by the PC to the Township Attorney regarding the aforementioned declarations:

1. ~~Cost of~~ Road maintenance AGREEMENT - add “dust control”
2. Use of private road - change the word “tradesman” to “tradesmen” .
3. Conservation easement will need to be notarized.
4. Binding effect - delete “unless modified or terminated by a written agreement of the parties”.

Pierson made a motion to recommend the approval of the preliminary site plan for the addition to Loreto Lane; subject to the following conditions. **Hutchins** seconded the motion. Motion passed. (3-0) The PC decided to postpone the decision until the site plan is complete. ~~The preliminary site plan is to be approved with the following conditions:~~

1. A plan for natural feature protection during construction, (Section 12.06 B. 3.a).
2. Ingress and egress to Combined Parcel C will be only from the private road Loreto Lane.
3. Areas of natural drainage such as swales, wetlands, ponds or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land, (Section 12.06 B. 4.a).
4. Two revised site plans showing general topographical features at contour intervals no greater than 5 feet, (Section 12.03 C. 14). And significant natural features and other natural characteristics, including but not limited to open space, wetlands, stands of trees, brooks, ponds, etc, (Section 12.03 C. 15) be brought to the PC for signatures
5. The “Amended and Restated Private Road Maintenance and Access Easement Declaration” and “Declaration of Conservation Easement” will be reviewed by the Township Attorney at the applicant’s expense. After the attorney’s approval they are to be recorded with the Allegan County Register of Deeds. Notarized signatures of all owners of the lots are to be part of the documents.

~~The PC decided to postpone the decision until the site plan was complete.~~

Mulderink, Rolf and **Kavanaugh** stated that they could have these plans for the March 10 meeting.

- B. Amended Site Plan for Jon Kramer, 1937 68th St., Parcel # 0307-016-012-02, for additional Commercial Building.

Cole **McCord**, the Engineer with Mitten State Engineering, stated that they addressed the previous site plan conditions and shared them with **Smalley**.

Gregory asked for a better understanding of how they will do the septic and water on the commercial side.

Kramer stated that there will be no water or septic. There is a porta john on site and they do minimal work on the vehicles. The two buildings are mainly for storage.

Gregory stated at the October 22, 2024 meeting it was noted that the Allegan County Health Department would determine if the well and septic were adequate for the commercial use of the property. **Kramer** responded that the house and the commercial building are separate entities. **Hutchins** stated that there was a survey done to split the two.

Pierson commented that the house is zoned as residential. With the commercial and residential parcels next to each other, there should be a separation between the two. **Kramer** responded that they will be planting a buffer between the two.

Pierson noted that on the plans for the building there is a 2 foot eave off the building. The plans indicate that the distance from the outside face to the lot line is 35 feet on the west side of the building. ~~However, that~~ THE 2 FT EAVE needs to be taken into account THE ACHIEVE of the 35 foot side yard setback.

McCord responded that his company did not make these plans, however he will pass the message along.

Pierson made a motion to recommend the approval of the amended site plan for Jon Kramer for an additional Commercial Building; subject to the following conditions. **Hutchins** seconded the motion. Motion passed. ~~The amended site plan is to be approved with the following conditions:~~

1. The amended site plan dated 12/4/24 replaces the previously approved site plan dated 9/30/24.
2. No commercial buildings will have a bathroom or water.
3. Parcel A, including house and barn, will have no commercial use.
4. The use of the pole barn constructed in 2013 shall be changed from a residential pole barn to commercial storage.
5. The applicant agrees that commercial use on the property is limited to the Commercial District which extends 500 feet from the center of 68th St.
6. A screen of evergreen plantings shall be installed and maintained along the entire northern side of the property line of Parcel A.
7. All equipment of the commercial business will be removed from Parcel A.

8. The 35 foot side yard setback from the eastern property line of Parcel A to the proposed new storage building's western wall will be measured from the eave edge and not the outside face.

The PC decided that a new site plan is not necessary as the only thing that would be different on a new plan is the evergreen screening. The PC members signed off on the Kramer Site Plan.

IX. Administrative Updates

- a. Township Board

Hutchins had nothing to report.

- b. Zoning Board of Appeals

Pierson reported that the ZBA has a meeting on March 6th.

- c. Zoning Administrator

No report.

- X. **Future Meeting Dates** - Special Meeting on March 10th at 6pm to discuss the Zoning Ordinance update & the postponed deliberations on the Mulderink private road request on March 10 at 6PM.

March 25th & April 22nd

XI. General Public Comments

Ed **Reimink** – 6438 119th Ave asked about the solar farms and if the PC would be allowing them in the Township. The PC responded with general information about the new state law addressing solar and wind farms and battery storage facilities and how ~~we~~ THE TOWNSHIP IS ~~are~~-addressing it.

- XII. **Adjournment** - **Pierson** made a motion to adjourn the meeting, **Gregory** seconded the motion. Meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary