

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

Recording Secretary: Katie **Wolfe** - Present

II. Additions to the Agenda and adoption

DeZwaan noted that Blue Star Highway was spelled incorrectly on the agenda. **Gregory** made a motion to amend the agenda. **Badra** seconded the motion. Motion passed.

III. General Public Comment

Marsha **Maslanka** - 1811 66th St. noted safety concerns at Campit.

Kim **Mannion** - 6611 Deer Trail expressed concerns about the events at Campit.

Randy **Abraham** - 6653 120th Ave. wondered if the PC has followed up on any of the questions that have been asked at previous meetings.

Gregg **Greiner** - 1748 Blue Star Hwy. noted that Campit does not keep with the character of the surrounding properties. He wondered if there had been any inspections of the campground.

Aaron **Kronmeyer** - 6556 118th Ave. noted that he sent a letter to Smalley and the Township Board with concerns and has not received anything back.

Diana **Decker** - 1705 Lake Michigan Dr. expressed safety concerns about guests at Campit walking across 118th Ave.

Chuck **Mannion** - 6611 Deer Trail asked if there have been any plans submitted for developments on 66th Street, south of 116th Ave. He wondered if there is any way to figure out how many lots are going in that area. **Smalley** responded that there has been one building permit issued in that area. **DeZwaan** noted that residents can contact the Zoning Administrator, **Smalley**, with any questions.

Sue **Mackey** - 6645 Foote Trail wondered if Campit has applied for any of the events they have going on now; she was told they did not, and wonders how that is possible when event permits are required. She also wonders when the vote for Campit will take place. **DeZwaan** replied that the PC is waiting on information from the applicant.

Kevin **Perkins** - 1741 65th St. stated that an attorney in Holland stated that the new campground application can be included in the moratorium; he wonders if that is true. **Greiner** wondered what the PC could do regarding the campground. **DeZwaan** replied that the PC is limited to apply the rules from site plan review, special land use requests and compliance with the master plan.

Kim **Mannion** questioned who has the final say in the Special Land Use decision.

Smalley responded that a township board can have the final say on Special Land Uses, however the Ganges Township Zoning Ordinance states that the PC is the final approving body.

Mackey wondered if it is legal for the property across the street from Campit to be used for overflow parking. **Smalley** replied that the Health Department issued a temporary camping license for that property.

IV. Correspondence and Upcoming Seminars

2 from **Phelps** to **DeZwaan** and **Badra** Re: FIOA request from Varnum. One reply from **Badra**

5 from **Badra** to **PC** Re: Lake Michigan Overlay District

Badra to **PC** Re: MTA article

2 from **Pierson** to **PC** Re: Lake Michigan Overlay District

2 from **Gregory** to **PC** Re: Lake Michigan Overlay District

Smalley to **PC**, letter from Allegan County Drain Commission Re: site plan on the agenda

Cunningham Dalman to **Township Board**, Fwd to **PC** Re: campground

Pierson to **PC** Re: did not receive THIS site plan packet on time

Phelps to **DeZwaan** and **Badra** Re: FOIA from **Cunningham Dalman**

Seminar: Planning and Zoning Team Retreat on October 29 & 30

Gregory to **PC** Re: Lakeshore Region Seminar on August 7. **Gregory** wondered if Ganges Township was notified that Allegan County was doing developer tours for the purpose of special locations for real estate development. **Gregory** asked **Hutchins** to check in with the Board to see if the township was notified.

V. Public Hearing – None

VI. Approval of Prior Minutes

Motion made by **Pierson**, seconded by **Hutchins** to approve the June 24, 2025, Regular Monthly Meeting minutes, with corrections. Motion passed.

VII. Old Business – None

VIII. New Business

1. Site Plan for Obbink Builders LLC, Blue Star & 68th Street, Parcel 07-020-032-01 & 07-020-032-02 for Office Building

Mike **Baker** introduced himself as a design civil engineer from Nederveld and he is representing Josh and April **Freeman** of Peach Creek Investors, LLC. This site plan is a 4 acre property near the corner of 116th Ave and Blue Star Hwy. The proposal is for a 2.4 acre site plan for an office and storage building for their residential home builder business. The building is 6,750 sq ft. and is primarily for storage and a warehouse for building materials. The building will also include some offices for employees, a conference room and display areas for building materials for meetings with potential clients. There will be 1 ¾ acres of open space, so 73% of the site remains open space, including a detention pond and

mostly woods. The property is zoned commercial. The proposal includes 12 parking spaces, 4 of which will be paved and the driveway comes in off of Blue Star Hwy. For utilities, water is an on-site well, sanitary/sewer will be an on-site septic system. Stormwater management will be primarily a detention pond which will manage the runoff from the proposed impervious surfaces. It is all designed according to the Drain Commission standards. The plans have been submitted to the Drain Commission and comments were sent back in the correspondence that was shared with the PC. There will be some minor adjustments made based on the comments from the Drain Commission. The detention basin on the north side WILL ~~may~~ be eliminated and the stormwater will all be managed in the pond on the south side. There are some minor wetland impacts, mostly at the driveway, and a couple other small areas which Baker will be getting a permit from EGLE. **Baker** stated that he will be able to meet all of the concerns from the Drain Commission. **Gregory** asked about the owners of the property. **Freeman** noted that they are the owners and operators.

Badra asked about detention ponds vs retention ponds. **Baker** replied that the proposed pond will be a detention pond, the water will go into it and there will be surface water at all times. In a rainfall event, the water surface will go up a little bit and there will be an outlet pipe that will let that water out at a restricted rate, sending it back out to the wetlands. **Baker** noted that he worked with an environmental consultant to place the building in the upland and EGLE will review the stormwater. **Freeman** stated that there would be no hazmat materials. **Pierson** noted that there is a house right by the building and is concerned that the lighting will be intrusive. **Baker** stated that the photometric plan did not print all the way to the property line. **Pierson** replied that we would like to see a new map that has property lines included and a screen for this lighting to minimize disturbance.

DeZwaan noted that the plans show an intended future workshop and mezzanine. A revised proposal would need to include a summary of future use for the proposed workshop, and the mezzanine needs to be ADA compliant.

Freeman stated that there would be no gas or diesel tanks on the property.

DeZwaan noted that refuse containers were not listed on the plans. **Freeman** replied that it will be stored inside so they can roll it in and out.

Smalley stated that she will get a building code perspective on the mezzanine to determine if ADA compliance is required.

DeZwaan made a motion to postpone deliberation until the PC receives: the site plan with the pond removed, *assurances of zero lighting at the property line*, ~~the full property shown on the photometric plan~~, the letter of approval from the Drain Commission, confirmation that the mezzanine is barrier free, and a narrative about the future use of the workshop included WITH ~~on~~ the plans. **Pierson** seconded the motion. Roll call vote:

Hutchins- No

Gregory- Yes

Pierson- Yes

Badra- No

DeZwaan- Yes

Motion passed (3-2)

2. Master Plan Maps Discussion

DeZwaan stated that in the Master Plan, if you go to the list of maps, page 11 is Environmental Features, however, it is supposed to be the Prime Farmland map. It is a duplicate. **DeZwaan** provided copies of the Prime Farmland map to the PC.

3. PC Bylaws Discussion

In the bylaws, the Agenda section states that “the order of business shall be as follows ..” **DeZwaan** made a motion to amend the bylaws, under the agenda section, to state that the order of business may be as follows. **Hutchins** seconded. Motion passed. **Badra** will change the wording and send it to the **PC**.

Badra noted a typo in the new ordinance book. In the Table of Uses, a contractor's office should be permitted, not listed as a Special Land Use.

4. Lakeside Overlay Discussion

The **PC** discussed their thoughts and comments for a future Overlay District.

Badra noted that the major issue is defining what the Ganges Township Overlay District is; there are tiny parcels and deep parcels and to make all of them the same regulation does not make sense.

The **PC** decided to review the Saugatuck Township Overlay District further and share comments with each other via email, however, the comments may not be discussed until a public meeting.

IX. Administrative Updates

a. Township Board

Hutchins reported that the Township Board is continuing to work on enforcement.

b. Zoning Board of Appeals

Pierson had nothing to report.

c. Zoning Administrator

Smalley reported that there will be a ZBA meeting in August for two variance requests, including a fence and an addition.

DeZwann noted that next month the PC will need the quarterly report from Ciesla AND THE RESTORATION PLAN.

Pierson stated that he would like to see the list of conditions that were sent to the attorney, Ron **Bultje**. **DeZwaan** asked that **SMALLEY Hutchins** follow up with **Bultje**.

X. Future Meeting Dates - August 27th & September 23rd

XI. General Public Comments -

Maslanka shared that a campground will change the area completely, and noted concerns about safety.

Mackey questioned the classification of an RV park versus a campground. **Badra** replied that the State of Michigan defines a campground as any parcel where sites are available for public or private use, accommodating five or more recreational units, including RVs.

XII. Adjournment

Pierson made a motion to adjourn the meeting. **Gregory** seconded the motion. The meeting was adjourned at 9:25PM

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary