

Ganges Township Planning Commission
Special Meeting Minutes for March 10, 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 6:00 pm.

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

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

II. Additions to the Agenda and adoption

Pierson recommended that the Muldrink discussion be moved up before the zoning discussion. **Hutchins** made a motion to approve the agenda, with corrections. **Gregory** seconded the motion. Motion passed.

III. General Public Comment - None

IV. Correspondence and Upcoming Seminars

Pierson to Michigan Township Services Re: Loreto Lane and Kramer Services approval conditions.

Michigan Township Services to **Pierson** Re: needed Loreto Lane conditions clarifications.

DeZwaan to **Badra** Re: DeZwaan input for ordinance corrections.

V. Approval of Prior Minutes

Motion made by **Gregory**, seconded by **Hutchins** to approve the February 25, 2025 minutes, with corrections. Motion passed.

VI. Old Business

A. Postponed Deliberation on Mulderink Prive Road Request

Sam **Kavanaugh** reported that they took care of the list of conditions from the February 25th meeting. Their updated site plan now includes topographical and natural features, as well as a plan for natural feature protection during construction. The stop sign and road sign have been properly attached.

Kavanaugh added that they submitted their Private Road Maintenance Agreement TO THE ZONING ADMINISTRATOR, with changes, to be approved by the TOWNSHIP attorney.

Badra asked if the wording was changed in the Conservation Easement. Daniel **Rolf** confirmed that they did update the wording. **Badra** noted that this is not the Township's ~~idea~~ REQUIREMENT, BUT it's in the Michigan Zoning Enabling Act (MZEa). It states that a percentage of the land will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land, as prescribed by the zoning ordinance.

The PC signed the amended Site Plan.

B. Zoning Ordinance Update Discussion

Brad **Misner** introduced himself as a Senior Principal Planner with McKenna.

Misner will be taking over for the previous planner as she has since left the firm.

Gregory mentioned that his biggest concern is the transition between planners so close to the Public Hearing on March 25th. **Misner** replied that he has looked back at all the notes to understand the pathway for the ordinance. He stated that he may ask questions back to the PC to confirm that things have been addressed to the PC's satisfaction up to this point.

Badra asked if there was anything that stood out in the ordinance that could be a problem. **Misner** replied that he is not entirely sure as he does not know what issues the township has, or what the PC is looking to govern. He continued that it is a fairly lengthy ordinance, and the PC may want to simplify it in the future.

Gregory asked if **Misner** and the PC will be able to deliver the Ordinance in the timeline that is planned. **Misner** replied that it is largely dependent on what the PC's review has been to this point. **Misner** continued that he has two sheets of typos to fix, which can be corrected quickly; he will then get a new copy of the Ordinance sent to the PC. **Pierson** noted that there is an addition and he sent that to Misner already.

Misner asked if the Ordinance is public. **Badra** responded that it is currently posted on the website. **Badra** also noted that because the ordinance is public, the only thing Misner would need to present at the public hearing is the Energy Storage section that is being added; that is not included in the current posted Ordinance.

The PC discussed the 4 to 1 Maximum Width to Depth Ratio and the Minimum Lot Width. The 4 to 1 ratio just needs to be compliant with the state land division act in order for splits to occur. **Misner** said he would need to verify that. The PC decided to set the Minimum Lot Width to 80 ft and the Maximum Width to Depth Ratio to 4:1 in the Glenn Hamlet and Glenn Residential Districts.

Pierson commented on the number of mistakes and typos that are still in the Draft Zoning Ordinance, even though the PC has gone over it multiple times. The entire Ordinance needs a major proofreading to correct spelling, punctuation, page numbers and section cross references (See below for a list of some typos the PC found, there may be more).

In Section 12.2 - Table of Uses, Pierson questioned if Petroleum, Propane Storage should require a Special Land Use permit. The PC decided to take the Propane and Petroleum Storage line out because the state has their own regulations that must be followed.

Add the definitions: Augmentation and Off Site Battery Energy Storage Facility.
Omit On Site Battery Energy Storage Facility.

Pg. 3-23 Section 3.28 A.1. Add to the last sentence - or off site battery storage facilities.

Add Off Site Battery Energy Storage Facility to the district tables.

Pg. 18-5 FF title should be changed to Off Site Battery Energy Storage Facility.

Add Megawatt capacity information on pages 18-27 and 18-34.

Pg. 18-37 Change FF to Off Site Battery Energy Storage Facility. Redo the standards, omit numbers 1-5. Add Megawatt capacity information and Off Site Battery Energy Storage Facility information.

Pierson asked about maps not being in the Ordinance. **Badra** mentioned that it was recommended to not put any maps in the Ordinance. If a Township did include them, they would have to redo the whole Ordinance any time a map changed. **Pierson** asked about community members' accessibility to the Zoning Map. **Badra** replied that they would need to come into the Township Hall to see the official map. **Hutchins** asked if the Zoning Map is online. The PC did not believe that the map was online. **Misner** commented that he could check with the county to see if they could help.

VII. Future Meeting Dates - March 25th & April 22nd

VIII. General Public Comments - None

IX. Adjournment

Gregory made a motion to adjourn the meeting, **Badra** seconded the motion. Meeting was adjourned at 7:54 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary

Typos (3/10/25)

Change all sq ft to acres.

Pg. 2-4 Enlarge font size under diagrams.

Take out sq ft, change to acres

Pg. 8-4 The word 'greater' in the table of uses should be on pg 8-3 with the rest of the sentence

Pg. 12-2 Commercial Small 'Call' should be 'Cell'

Pg. 14-9 C.1.c. 24x36 space needs to be added before inch

Pg. 15-6 12.a. Change the word dared to dated

Pg. 15-7 2.a. 24x36 space needs to be added before inch

Pg. 16-2 B.1. Site plan, add inch to 24x36

Pg. 16-11 16.8 - Performance Guarantees, change Section 17.4 to 21.4

Pg. 17-5 17.6.B. Sentence 2 - after ...must be received by the Zoning Administrator not less than 35 consecutive days -add- and to the Planning Commission not less than 14 consecutive days prior to the regular Planning Commision meeting. - Delete sentence 3.

Pg. 18-7 CI should be D

Pg. 18-8 E.5. Change Section 3.28 to 3.27

Pg. 18-9 G.2. Change DNRE to EGLE

Pg. 18-22 11.B. Delete the underlined from the word shall

Pg. 18-32 11. Change Section 13.05 to 17.5

Pg. 20-1 E.4. Font size is different for the word alternate

Pg. 21-8 Dates will have to be changed

CERTIFICATE Must be changed to match all current Township Board Members