

Ganges Township Planning Commission
Special Meeting Minutes for August 26, 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

Gregory made a motion to approve the agenda. **Badra** seconded the motion. Motion passed.

III. Public Comments - regarding Obbink Site Plan – None

IV. Correspondence and Upcoming Seminars

Email to **PC** re: Lake Michigan Overlay District from **Gregory, Badra, Pierson & DeZwaan**

From **Badra** to **PC** re: Letter sent to Peach Creek Investment LLC

Emails to **PC** re: Saugatuck Weekends:

From **Smalley** to Township Attorney, with no reply

From **Smalley**

From: **Smalley, Badra, DeZwaan, Hutchins, Pierson**

2 from J & G **Solomon** with reply from **DeZwaan**

2 from S **Hughes** with reply from **DeZwaan**

2 from **Phelps**, forwarded to **PC** from: Phil **Pierson** & M. **Maslanka** with reply to both.

From: R & A **Abrahams & Cunningham & Dalman**.

From M. **Maslanka** to **PC** re: fire truck response across from Campit with reply from **DeZwaan**

From **Gregory** to the **PC** re: campground definition, **Badra** to the **PC** re: RV park definition, **Pierson** to **PC** re: definitions for campground, travel trailers, RV's & mobile homes

From **DeZwaan** to **PC** re: Letter from Twp. Fire Chief

From **DeZwaan** to **PC** re: 2nd quarterly report from Ciesla

From **Badra** to **PC** re: Twp. Board does have a Civil Infraction Ordinance

From **Hebert** to **Badra** forwarded to **PC** re: Township Attorneys regarding Selah Way & Saugatuck Weekends - client Attorney privilege

Badra to **DeZwaan** forwarded to **PC** re: record retention

Phone call to **Phelps** re: the campground from P. **Wilson**. **DeZwaan** replied stating verbal comments are not accepted and left a message stating how his concerns need to be handled.

V. Old Business – Final Site Plan for Obbink Builders Blue Star & 68th St.

Badra noted that a majority of the items the **PC** requested were provided. However, there are a couple things that are pending because of EGLE's delay in completing the drainage plan and wetlands management plan, and the easement for the runoff cannot be done until the parcels are delineated properly.

DeZwaan noted that if this plan gets approved, by signing the site plan, the owners acknowledge and agree to any conditions that are applied.

The need for an easement was highlighted as the detention pond is on both parcels. April **Freeman**, the property owner, stated that they own both parcels. **Hutchins** replied that if the property sells in the future, the future owners would need to know that there is an easement.

Mike **Baker**, the design civil engineer, noted that the detention pond was designed to manage runoff and enhance natural drainage systems.

It was clarified that the easement would be part of the approval process to ensure future owners are aware of drainage responsibilities.

Badra noted that in the plans it mentions a property boundary line adjustment. **Smalley** clarified that there are two parcels with a line cutting them in half, north to south. If the site plan is approved, the line will be moved east to west instead; there will still be two parcels, but the line orientation will be adjusted.

There was some confusion about the detention pond and the ability to drain water onto a neighbor's property if the Freeman's sold the other parcel. **DeZwaan** cited Section 16.3 Site Plan Review Requirements 2.B. **Pierson** replied that the detention pond is an improvement for the neighborhood because it's going to hold some of the water that would have gone off UNNATURALLY ~~naturally~~ without the pond there.

Badra noted according to the document signed by the project management, once the property lines are adjusted, then the easement will be recorded.

Badra made a motion to approve the Site Plan for Obbink Builders LLC, Blue Star & 68th St, Parcel 07-020-032-01 & 07-020-032-02 for an Office Building since it complies with the Site Plan Review Process and the Master Plan; subject to the following conditions:

1. The applicant must receive a permit from the Michigan Department of Environment, Great Lakes and Energy (EGLE) approving the drainage plan and wetlands management.
2. The detention pond easement document must be executed and recorded once the property boundary-line adjustment has been approved.
3. The applicant, by signing the approved Site Plan, agrees to abide by all conditions placed on the approval.

Hutchins seconded the motion. Roll call vote:

Hutchins - Yes

DeZwaan - Yes

Gregory - Yes

Pierson - Yes

Badra - Yes

Motion passed (5-0)

VI. Approval of Prior Minutes

Motion made by **DeZwaan**, seconded by **Hutchins** to approve the July 22, 2025, Regular Monthly Meeting minutes, with corrections. Motion passed.

VII. General Public Comments

Bob **DeZwaan** - 2259 68th St. commented that water going onto someone's property has been a major issue in the past. Referencing Wind and Woods and Walker's Ravine.

VIII. Public Hearing – None

IX. Administrative Updates

a. Township Board

Hutchins reported that the Township Board voted to change legal counsel for enforcement issues.

b. Zoning Board of Appeals

Pierson reported that the ZBA granted a variance for 7054 Glenn Oaks Dr. with conditions. The north side fence must be set back at least 6 ft from the Right of Way, all fencing on the west, south and east may be mesh, plastic in black, and 6 ft in height, and the electrical fencing must be removed.

Pierson also noted that there is a ZBA meeting on September 2nd.

c. Zoning Administrator

Smalley reported that there is nothing scheduled for the September meeting, however, the overlay district and campground moratorium discussions should be added to the agenda.

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

XI. Adjournment

Badra made a motion to adjourn the meeting. **DeZwaan** seconded the motion. The meeting was adjourned at 8:02 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary