

GANGES TOWNSHIP BOARD
PUBLIC HEARING & REGULAR MONTHLY MEETING
MINUTES OF JUNE 10, 2025

APPROVED

Supervisor Hebert called the Public Hearing to order at 7:00 P.M. at the Ganges Township Hall located at the corner of 119th Ave. and 64th St. Board members present by roll call attendance: Hutchins, Reimink, Hebert, and Phelps. Thomspon was absent.

Public Comments –Those with an asterisk are commenting on the Proposed Campground and/or Campit

***Stephanie Hughes**, 6645 Foote Trail, asking the township board to establish an immediate moratorium on all future rv parks and campgrounds including Michael O'Connor from Central Florida Resort Management Group. Believes their proposal does not meet the Township Zoning Ordinances Special Uses requirements. Residents are fed up with the proposal and campground. She is urging the township to stop this from moving forward.

***Charles Mannion**, 6611 Deer Trail, concerns expressed by the people who attended the Planning Commission meeting. Asked if permits had been pulled for all events. Are ordinances being enforced? The noise, health and safety, groundwater, waste generated (human and trash) and safety concerns on 118th Avenue are all issues. Other issues with this application: Changing of the nature of the township, moved here for the quiet rural area, if the proposal goes through what will be the direct impact to township for expenses, emergency services, road maintenance, more incidents with more traffic. There were no positive comments about this new RV Park at the PC Meeting.

Brad Lubbers, County Commissioner, gave some updates. Recycling events Fennville City Hall Hazardous waste and electronic June 14. Tire Recycling Aug 2 Casco Township. Sr. Expo First Baptist Church in Allegan, June 28, 8am-1pm. \$2.2 million damage from the storm last month. Emergency declaration starting July 1 there will be a process for municipalities to get reimbursed for storm damage.

***Greg Greiner**, 1748 Blue Star Hwy, traffic is ridiculous on the weekends. Does not fit in with our community.

Dale Pierson, 6462 118th Ave, asked the board to consider an extra stipend for Recording Secretary, Katie Wolfe for the past meeting.

***Randy Abrahams**, 6653 120th Ave, issues with campground. Enforcement of ordinances, noise and entertainment problems with existing campground for a long time, what's happening? How can we get these records available, documented, citations given, tickets to get them to comply.

***Aaron Kronemyer**, 6556 118th Avenue, 110 tent sites, 106 seasonal campers, 100 rv sites 60 cabins total 386 sites. The Woods has 40 sites totalling 426 sites within a half mile every weekend is already too much. Consider moratorium.

***Dave Laakso**, 1735 66th St, requested copies of the bylaws of the board and the planning commission. Was told he needed to fill out a FOIA request. Does not meet criteria for special land use, listed criteria.

***Greg Greiner**, 1748 Blue Star Hwy asked if they are subject to inspections.

***Kate Thayer**, 1798 Morning Glory Lane, quoting the master plan. This goes against the master plan. Flaunting not trying to fit into the community.

***Randy Abrahams**, 6653 120th Avenue, Structures, campers in existing Campit use year round, is this going on, what to do to stop it. Calling it a long term violation

***Dan Hoerig**, 6505 118th Avenue, Called the Allegan County Sheriff for a Noise Complaint 5/21/25 Complaint#10576-25 at 9:30 pm and another 6/6/25 at 6:30pm. He also asked if they can be notified about upcoming meetings so they are not surprised by what's going on.

Supervisor Hebert presented the Proposed Property Tax Millage Rates for the 2025/2026 Fiscal Year. Hebert explained the rates to be levied, and asked for questions and comments though none were received.

Hebert then reviewed the proposed 2025/2026 General Fund, Fire Fund, Road Fund, Ambulance Fund, and First Responder Fund budgets with no questions asked by the audience.

Hebert closed the Public Hearing and opened the Regular meeting at 7:28 pm.

Reimink moved, Hutchins seconded, to approve the agenda dated 6/10/2025 as presented. Motion carried.

Correspondence

Letters received by **Charles and Kimberly Mannion**, 6611 Deer Trail, stating their opposition to the zoning change and SLU request for the proposed Saugatuck Meadows Campground. They also stated that they don't believe that the Planning Commission cares about them and their neighbors' concerns, and would discourage the Township Board from considering this and any other expansion of outdoor open-air lodging businesses moving into the Residential Agriculture areas in the township.

The following emails were received:

Vinny Ferrari, 2244 Lakeshore Dr, letting the board know about non-permitted construction at 2246 Lakeshore Dr. There is concern about erosion and environmental integrity.

Chris Allen with concerns about 7142 Ridgeway and the ongoing construction. There has been more flooding and another structure built, and believes there are many violations.

Dave Janda with the same concerns about 7142 Ridgeway. Feels that there is a lack of enforcement. Also expressed his concern for the public's health as the flooding has created a breeding ground for mosquitoes and other insects which can carry infectious diseases.

Aaron Kronmeyer, 6556 118th Avenue, with building code concerns at Campit. Asked if Campit is following codes and standards required of all residents in Ganges Township.

Hutchins moved, Reimink seconded, to approve the regular meeting minutes of 05/13/25 as presented. Motion carried.

Reimink moved, Hebert seconded, to approve the special meeting minutes of 06/03/25 as presented. Motion carried.

Hebert moved, Hutchins seconded, to approve the proposed amendments to the Fiscal Year Budget ending June 30, 2025 as follows:

General Fund-Increase Zoning Administration(MTS) Salary \$866.00, Increase Inspections(MTS) \$10,358, Increase Township Hall \$1,874.00, Increase Roads(Utilities) \$29.00, and Decrease in Contingency \$13,127.00.

Hebert moved, Reimink seconded, to approve the proposed amendments to the Fiscal Year Budget ending June 30, 2025 as follows:

Fire Fund-Increase Telephone \$20.00, Increase Building Repair/Maintenance \$667.00, and Decrease Contingency \$687.00.

Reimink reported the balances as of 5/31/25 as follows:

General Fund	\$625,546.35
Ambulance Fund	144,410.63
Fire Fund	648,324.13
First Responders Fund	62,878.87
Road Fund	1,033,468.09
CD	514,622.07

Hebert moved, Phelps seconded, to accept the Treasurer,s report as presented. Motion carried.

Hutchins moved, Reimink seconded, to approve payment of the bills dated 6/10/25 from the following funds: General Fund - \$45,865.78; Fire Fund - \$12,199.12; First Responder Fund - \$1,121.27; Ambulance Fund - \$3,863.88. Motion carried.

COMMITTEE REPORTS

Angel Boyles, Fire Department Lieutenant reported they had 30 calls last month. They have CPR class and Hose and Ladder Testing scheduled. They attended the Salem Burn Camp.

Cemeteries and Parks- No report

Dick Hutchins, Trustee Planning Commission reported that PC held a meeting on May 28 where no decision was made on the proposed campground.

UNFINISHED BUSINESS

Hebert offered, Phelps seconded, Resolution No. 2025-3 to impose a Moratorium on the issuance of zoning permits for certain campgrounds and recreational vehicle parks requiring special use approval. Motion carried by roll call vote as follows: Hutchins-Y, Reimink-Y, Hebert-Y, Phelps-Y, Thompson-Absent. (4/0)

Hebert moved, Reimink seconded, to approve Bulletin No.3 from Beckett & Raeder/Riverworks Construction for \$6,050.00, and Pay application No. 2 for \$104,162.62. Motion carried.

NEW BUSINESS

Reimink moved, Hebert seconded, to approve the request from the Fire Department for the purchase of 3 new pagers for \$2,657.95 and the estimate from C-Comm for 3 new radios for \$15,780.12. Motion carried.

Hebert moved, Hutchins seconded, to approve the applications from Jaxon Green, Diana Diepenhorst, and Robert Gomez for Firefighter/First Responder. Motion carried.

APPROVED

Reimink moved, Hebert seconded to appoint Huntington Bank, First National Bank, and Macatawa Bank as the 2025/2026 fiscal year depositories. Motion carried.

Hebert moved, Reimink seconded to appoint Siegfried Crandall PC, as the Ganges Township auditors for the 2025/2026 fiscal year. Motion carried.

Hebert moved, Phelps seconded to approve the contract with Michigan Township Services, Allegan, for Zoning Administrator, Building Official, Land Division Coordinator, Enforcement Officer, for the 2025/2026 fiscal year, at the rates set forth in the contract. Motion carried.

Hebert moved, Reimink seconded to appoint Dickinson Wright, Grand Rapids as Ganges Township's attorneys for the 2025/2026 fiscal year. Motion carried.

Phelps moved, Reimink seconded to approve the regular monthly meetings of the Ganges Township Board during the 2025/2026 fiscal year be held on the second Tuesday of each month at 7:00pm unless that day falls on a holiday or election day, in which case the meeting will be held on the following day, which would be Wednesday at 7:00pm. Motion carried.

Hebert moved, Hutchins seconded to set the mileage reimbursement rate at 0..70/mile effective July 1, 2025. Motion carried.

Hebert moved, Hutchins seconded to adopt the proposed General Fund 2025/2026 Fiscal Year Budget dated 6/10/25 as presented with an effective date of July 1, 2025. Motion carried.

Reimink moved, Hutchins seconded to adopt the proposed Fire Fund 2025/2026 Fiscal Year Budget dated 6/10/25 as presented with an effective date of July 1, 2025. Motion carried.

Reimink moved, Hebert seconded to adopt the proposed Road Fund 2025/2026 Fiscal Year Budget dated 6/10/25 as presented with an effective date of July 1, 2025. Motion carried.

Hutchins moved, Phelps seconded to adopt the proposed Ambulance Fund 2025/2026 Fiscal Year Budget dated 6/10/25 as presented with an effective date of July 1, 2025. Motion carried.

Hebert moved, Reimink seconded to adopt the proposed First Responders Fund 2025/2026 Fiscal Year Budget dated 6/10/25 as presented with an effective date of July 1, 2025. Motion carried.

PUBLIC COMMENTS

Dave Laakso, 1735 66th St, read a post from Campit Website from someone who stayed at Campit with complaints about their stay. Also questioned who our enforcement person is and why won't this person enforce the township ordinances.

Charles Mannion, 6611 Deer Trail, with another concern of water run off, and the negative effect on the wildlife and wetlands.

Stephanie Hughes, 66th St.,(via phone) asked the board why there hasn't been any enforcement and expressed her frustrations with the Planning Commission, Zoning Administrator and the Township Board.

Dave Laakso, 1735 66th St, stated the differences between an RV Park and Campgrounds and stated that RV Parks are not permitted in Res Ag districts. He believes that this application is for an RV Park not a Campground.

Aaron Kronmeyer, gave his summary of what the meetings have been and believes that the township attorney is advising the township that the applicant can sue and to just get out of his way and that's discouraging. He hopes that the PC sticks up for those against the application.

Hebert moved, Reimink seconded, to adjourn the meeting at 7:57 P.M. Motion carried.

Respectfully submitted,

Robin Phelps, Clerk
Ganges Township