

Dorr Township Planning Commission
April 16, 2002 Minutes

1. Chairman Robert Wagner called the meeting to order at 7:30 P.M.
2. The Pledge of Allegiance was recited.
3. Roll Call--Members Present: Larry Dolegowski, Darwin Huff, Richard Kloska, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the 3/19/02 meeting were presented.
A motion was made by Doug Montgomery and supported by Richard Kloska to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Add items (b) Amendment to the Private Road Ordinance and (c) Special Land Use Ordinance to Old Business.
6. Public Comments
None.
7. Re-approval of the preliminary plat for Dorr Commerce Centre. Steve Smith of Focus Engineering presented. Two attended. Discussion: Reconfiguration of the lot lines, Phase III approximately 13 acres in size will not be developed at this time as it may be sold as one large lot on metes and bounds. Richard Kloska voiced concerns regarding the maintenance of detention ponds. There are drainage district regulations which allow the County to maintain the ponds and then assess the property owners for the costs incurred. Tim Johnson expressed concerns about the degree of slope. Mr. Smith will ensure they are built to the plan specifications.
A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Dorr Investment Group, L.L.C. for preliminary plat approval for Dorr Commerce Centre, at Section 13, T4N, R12W, Dorr Township plan dated 4/4/02 be approved.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

Chairman Wagner stepped down at 7:50 p.m. Vice Chair Huff assumed chair duties.
8. Preliminary approval for Hunter's Ridge Site Condominium. Leo Vander Horst presented. One attended. Discussion: All of the Main Street Planning Report concerns of 1/11/02 were addressed with the exception of the approval of the site

septic systems. Tim Johnson stated he reviewed the plans and that approval could be granted with the provision that the septic system approval is obtained.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by Dorr Four Enterprises for approval of the site plan for Hunter's Ridge Site Condominium construction plan dated 3/8/02 and condominium plan dated 4/5/02 be recommended for approval to the Dorr Township Board as it has been demonstrated that the project conforms with Section XIVB of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Approval from the Allegan County Health Department for site septic systems.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes. Abstain: Slater (due to conflict of interest) and Wagner. Members Absent: None. Motion carried.

Chairman Wagner resumed chair duties at 8:04 p.m.

9. Old Business:

a. Parking Ordinance

A motion was made by Doug Montgomery and supported by Larry Dolegowski that a Public Hearing be held at the Dorr Township Planning Commission meeting on May 21, 2002, for Chapter 15 Off Street Parking Ordinance as reviewed with the correction of deletion of 15.05 (f) "containing 20 or more spaces." All Aye. Motion carried.

b. Amendments to Private Road Ordinance

A motion was made by Rich Kloska and supported by Darwin Huff that a Public Hearing be held at the Dorr Township Planning Commission meeting on May 21, 2002, to amend the Private Road Ordinance as dated 4/16/02. All Aye. Motion carried.

c. Special Land Use Ordinance

A motion was made by Larry Dolegowski and supported by Doug Montgomery that a Public Hearing be held at the Dorr Township Planning Commission meeting on May 21, 2002, to amend the Special Land Use Ordinance as dated 3/19/02. All Aye. Motion carried.

10. New Business:

Discussion ensued on the issues raised at the joint meeting of 3/26/02. Tim Johnson will present on items #1 and #2 of the Main Street Planning Report dated 4/16/02 at the May 21, 2002 meeting.

11. Commissioner Comments

Darwin Huff questioned lot grades in plats. Robert Wagner explained that the health department makes all decisions regarding the septic systems and final plat approval requires "as built" plans. Tim Johnson will prepare sample language for amending the ordinance to require grading plans for individual lots in subdivision.

12. A Motion was made by Doug Montgomery and supported by Richard Kloska to adjourn. All Aye. The meeting was adjourned at 8:35 P.M.

The next scheduled regular Planning Commission meeting is May 21, 2002.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary