

**Dorr Township Planning Commission
August 20, 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 Regular meeting of July 16, 2002 and the Minutes of the August 6, 2002 Special meeting were presented.
A motion was made by Gordon Lieffers and supported by Doug Montgomery to approve the minutes as presented. All Aye. Motion carried.
 5. Changes or Additions to the Agenda
A motion was made by Larry Dolegowski and supported by Doug Montgomery to move the public hearings to amend the Dorr Township Zoning Ordinances to the end of New Business. All Aye. Motion carried.
 6. Public Comments
None.
 7. At 7:30 P.M. the Public Hearing to consider the request of Matthew Elzinga for a variance from the provisions of Section 4.3(2) of the Dorr Township Subdivision Ordinance which requires that sidewalks be provided in all subdivisions and site condominiums was held. Steve Witte presented. 5 attended. The Main Street Planning Staff Report dated 8/13/02 was reviewed. Discussion: Mr. Elzinga stated he would prefer not to have sidewalks and he described the anticipated use of the other lots. There were no other public comments.
The Public Comment Section was closed at 7:56 P.M.
A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request Matthew Elzinga for a variance from the provisions of Section 4.3(2) of the Dorr Township Subdivision Ordinance which requires that sidewalks be provided in all subdivisions and site condominiums for the property located at 1554 142nd Ave. permanent parcel number 03-05-023-012-20 be approved for recommendation to the Dorr Township Board for approval as it has been demonstrated that the project conforms with Article VI Variances 270.121.
Approval is subject to the following conditions:
If the majority of the uses of the lots are retail, sidewalk construction will be required on both sides of Proline Court.
- Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

8. Old Business:
None.

9. New Business:

a. Site Plan for Proline Retail Center.

The site plan review to consider the request of Proline Retail Center was held. Steve Witte presented. 6 attended.

Discussion: The Main Street Planning Staff Report dated 8/15/02 was reviewed.

The parking spaces will be 18 feet long instead of 20 feet as shown on the plan.

They are awaiting Allegan County Health Department approval.

The applicant requests to be allowed to install fewer trees and shrubs than recommended by the Township Planner.

The applicant requests to keep the current drive into the lot as is.

Mr. Elzinga plans to move the "For sale by owner" business sign to lot #3.

A motion was made by Gordon Lieffers and supported by Richard Kloska that the request by Matthew Elzinga for approval of the site plan dated 8/6/02 for Proline Retail Center at Lot #1 located in permanent parcel number 03-05-023-012-20 be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Obtaining Allegan County Health Department approval.

A signed agreement to grant an easement to allow traffic to travel to the adjacent property to the west.

Indicate on the plan that the parking space length is 18 feet.

Indicate on the plan the trees and landscaping.

A signed agreement for construction of sidewalks on the frontage of 142nd Avenue.

The engineer's seal on the plan.

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

b. Site Plan Review of "For Sale by Owner."

The site plan review to consider the request of Mathew Elzinga to move the "For Sale by Owner" car lot from lot #1 to lot #3 at Proline Court was held. Steve Witte and Mathew Elzinga presented.

A motion was made by Gordon Lieffers and supported by Richard Kloska to approve the site plan dated 8/20/02 located at permanent parcel number 03-05-023-012-20. Approval is subject to the following conditions:

Indicate the location of the business sign on the plan;

Engineer's seal on the plan;

Indicate on the plan and obtain a signed agreement to grant an easement to allow traffic to travel to the adjacent property to the east.

Indicate on the plan and obtain a signed agreement to participate in a future special assessment district when the need for a sidewalk is determined by the Township Board on the frontage of 142nd Avenue.

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

c. Site Plan and Special Use Permit for Great Lakes Car Wash.

The Planning Commission was unable to hold a Public Hearing consider the request of PHP Properties (Doug and Cindy Lameyer) for a Special Use Permit as the Hearing was not published and property owners were not noticed. An informal review of the site plan was held. David Bair presented. 3 attended. Discussion: The Main Street Planning Staff Report dated 8/13/02 was reviewed.

The Township constructed the service road currently on the property, for use by the Fire Department. The Planning Commissioners stated it should remain as is in the interest of the health and safety of the citizens of the Township.

The plan must include the following:

Label and indicate the width of the service drive as 24 feet with an asphalt surface;

Indicate landscaping and trees;

Indicate a berm on the northeast corner;

Illustrate the sign to meet the Dorr Township Ordinance of 6 feet high;

Indicate the addition of an entrance/exit to 14th Street located at the north side of the property;

The engineer's seal

Indicate on the plan and obtain a signed agreement to grant an easement to allow traffic to travel to the adjacent property to the west.

Indicate on the plan and obtain a signed agreement to participate in a future special assessment district when the need for a sidewalk is determined by the Township Board on the frontage of 142nd Avenue.

The applicant requested a Special Meeting to hold the Public Hearing for the Special Use Permit. Chairman Wagner will make the necessary arrangements.

d. Approval of preliminary plat for Sandy Hills Development Phase II.

The preliminary plat review to consider the request of Gary Pitsch, Sandy Hills Development Company for Phase II of Sandy Hills was held. Andrew Vredenburg presented. 1 attended. Discussion: The Main Street Planning Staff Report dated 8/15/02 was reviewed. A letter granting approval from the DEQ dated 5/26/00 was reviewed. A motion was made by Larry Dolegowski and supported by Doug Montgomery that the request by Gary Pitsch, Sandy Hills Development Company for Preliminary Site Plan approval for Phase II of Sandy Hills located on 140th Avenue be approved as it has been demonstrated that the project conforms with Section XIVA 300.644 and 300.645 of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Inclusion of a table listing the proposed lots by number and the respective lot area for each lot on the plan;

Allegan County Health Department statement that the soils types are acceptable for private well and septic systems;

Amend the plan to indicate that sidewalks will be provided along the frontage of 140th Avenue for lots 18 and 26;

Include a note on the site plan that a variance was granted by the Township Board for lots 36, 37, and 38, to exceed the width to depth ratio required by Section 4.6(3) of the Township Subdivision Ordinance;

Ensure storm sewer is operational at the time of final plat approval.

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

e. Public Hearing

At 9:35 P.M. the Public Hearing to amend the Dorr Township Zoning Ordinance amend Sections 6.06(b), 7.06(b), and 8.06(d) to delete reference to Ordinance 93-2, which was an ordinance regarding commercial and recreational vehicle parking that was never adopted by the Township Board and Section 4.38 (c) to require that in all zoning districts, the finished side of the fence or wall face adjacent properties was held. One person attended. There were no public comments.

The Public Comment Section was closed at 9:36 P.M.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to recommend approval of the following amendments to the Dorr Township Board and the Allegan County Planning Commission:

An amendment to Sections 6.06(b), 7.06(b), and 8.06(d) to delete reference to Ordinance 93-2, which was an ordinance regarding commercial and recreational vehicle parking that was never adopted by the Township Board and an amendment to Section 4.38 (c) to require that in all zoning districts, the finished side of the fence or wall face adjacent properties.

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

f. Election of officers.

A motion was made by Doug Montgomery and supported by Larry Dolegowski to retain the slate of officers: Robert Wagner, Chairperson; Darwin Huff, Vice Chairperson; Karen Slater, Secretary. All aye. Motion carried.

10. Commissioner Comments

Educational Opportunities:

Michigan Society of Planning Annual Conference October 2-5, 2002

Reducing Traffic Congestion 9/12/02.

Anyone interested in attending should contact the Township Office.

Larry Dolegowski reported the Township Board is still reviewing the Amendment to Section 3.2(13) and Section 5.3(1)(f)(3), and the 50 lot/egress data.

11. A Motion was made by Gordon Lieffers and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 9:45 P.M.

The next scheduled regular Planning Commission meeting is September 17, 2002.

Respectfully Submitted,

Karen Ann Slater
Secretary