

Dorr Township Planning Commission
February 19, 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, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: Darwin Huff, Richard Kloska.
4. The Minutes of the January 15, 2002 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
Add review of the Parking Ordinance to "Old Business."
6. Public Comments
None.
7. At 7:30 P.M. the Public Hearing to consider the request of Randy Hayes for a special use permit to operate a used automobile dealership was held. Randy Hayes presented. Eleven attended. Discussion: Mr. Hayes plans to construct a building on the land for cleaning cars prior to sale. He does not intend to service automobiles on the site. Tim Johnson stated the applicant did not provide enough information to evaluate the plan. He stated the request falls under the Special Use Regulations, 300.532A, #2-Open Air Business. He recommended that the Planning Commission hold the applicant to the same standards as required of previous applicants.
The Public Comment Section was closed at 7:43 P.M.
A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Randy Hayes for a special use permit to operate a used automobile dealership at Parcel number 006-00 be tabled to the next regular meeting to allow the applicant to provide the necessary information.

Roll Call vote: Dolegowski-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: Huff, Kloska. Motion carried.
8. At 8:00 P.M. the Public Hearing to consider the request of Dorr Township for a special use permit to construct a private road was held. Robert Wagner and Jerry Cook presented. 16 attended. Discussion: The private road was approved in 1990 but was not recorded. The Township wants the current private road extended to a cul-de-sac on the Koenes' property. Tim Johnson stated a letter from the Township Attorney indicated the Private Road Maintenance Agreement was

inadequate. He stated the Private Road Ordinance requires that any extension of an already existing private road must bring the road up to the current Ordinance requirements. John Koenes questioned the location of the cul-de-sac, as his drawing did not look like the one presented. Judy Dykstra questioned which properties were under discussion and whether the cul-de-sac had to be constructed at this time. Brent Dykstra questioned the timing of the construction of the cul-de-sac. They wanted to know if the construction could wait until such time as the Koenes' family decided to develop their property. Robert Wagner recommended that the Private Road Maintenance Agreement be completed and that the drawing be modified to indicate the correct location of the proposed cul-de-sac. He asked the 4 property owners in the audience if they were in agreement with the proposal.

The Public Comment Section was closed at 8:24 P.M.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Dorr Township for a special use permit to construct a private road located at the out-lot from Centennial Creek Estates off Century Drive be tabled until the next meeting to allow Tom Cook to provide a completed Private Road Maintenance Agreement and a revised drawing to scale that identifies the location of the cul-de-sac.

Roll Call vote: Dolegowski-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: Huff, Kloska. Motion carried.

9. At 8:29 P.M. the Public Hearing to consider the request of Carol Ludema for a special use permit to construct a private road was held. Paul Henderson of Roosien & Associates presented. Eleven attended. Discussion: The proposal is to develop the 40-acre parcel for nine lots for residential purposes. The area is already zoned Rural Estates. The private road will be 22' paved with 3' shoulders on each side. The existing drainage ditch is currently not recorded with Allegan County. The applicant met with the Allegan County Drain Commissioner and discussed relocating and improving the drain. The ACDC assisted the engineer to design the drain according to the County's specifications. Don Kaczanowski questioned how the proposed street lines up with 23rd Street (758 feet from 23rd Street). Larry Dolegowski why the applicant did not take 4 splits. Joel Ponders stated that Pete Lumbart from the Allegan County Health Department recommended that one street service the lots instead of having four driveways on 142nd Avenue. Clare Rewa questioned the location of the property, the adjacent properties, and why a road was needed. Scott Markoski questioned how the project would affect the drainage of water from his property. Paul Henderson explained that the ditch will be deeper and cleaner and should facilitate drainage. Mr. Markoski stated he was satisfied. Joel Ponders stated Lynn Fleming indicated there were plans to clean the drain south to 141st Avenue. Water will be tested when wells are put in. Paul Slater provided a Private Road Maintenance Agreement, which was developed by the Township Attorney Steve McKown. Paul Henderson reviewed all the items required by the Private Road Ordinance. All components were met with the exception of the soil erosion sedimentation control permit, the driveway permit issued by the Allegan County Road Commission, and the approval of the Allegan County Drain Commission.

The Public Comment Section was closed at 8:40 P.M.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Carol Ludema for a special use permit to construct a private road at parcel number 002-00 be approved as it has been demonstrated that the proposed project is compatible with adjacent uses of land; consistent with, and promotes the intent and purpose of Ordinance 300.220; is compatible with the natural environment; is consistent with the capacities of public services and facilities affected by the proposed use; protects the public health, safety, and welfare.

Approval is subject to the following conditions:

Installation of a stop sign, changing the street name to "Court" or "Drive," and obtaining the soil erosion sedimentation control permit and the driveway permit issued by the Allegan County Road Commission, and approval of the Allegan County Drain Commission.

Roll Call vote: Dolegowski-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Abstain, Wagner-Yes. Members Absent: Huff, Kloska. Motion carried.

10. Old Business:

a. Landscape Ordinance

Don Kaczanowski reported that the proposed ordinance was reviewed by the Municipal Code Corporation but never passed by the County Planning Commission or the Dorr Township Board. A motion was made by Doug Montgomery and supported by Gordon Lieffers to recommend the Allegan County Planning Commission and the Dorr Township Board amend the Zoning Ordinance of Dorr Township by adding Section 4.41 Landscaping/Greenbelt Standards as dated 4/17/01.

Roll Call vote: Dolegowski-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Abstain, Wagner-Yes. Members Absent: Huff, Kloska. Motion carried.

b. Parking Ordinance

Tim Johnson provided a second draft dated 2/19/02 for review. This was developed based on requirements taken from studies across the country. Review was tabled until the next regular meeting to allow the board time to review the material.

11. New Business:

The joint meeting with the Dorr Township Board will be held on March 25, 2002. Don Kaczanowski will mail information to the Planning Commission members.

12. Commissioner Comments

Tim Johnson stated the Michigan State law requires site plans be presented with Special Use Permit requests. He will provide a draft of a revision of the Special Use Permit section of the manual for clarification.

Tim Johnson stated he would appreciate having the opportunity to review Private Road requests prior to the meetings to facilitate the process.

Robert Wagner announced that a refresher course in planning will be held at the Allegan County Technical Center on April 29, 2002, from 6:00-9:30 p.m. He recommended that all board members attend. Sign up by the next Planning Commission meeting.

13. A motion was made by Larry Dolegowski and supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next scheduled regular Planning Commission meeting is March 19, 2002.

Respectfully Submitted,

Karen Ann Slater
Secretary