

**Dorr Township Planning Commission
January 15, 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 December 18, 2001 meeting were presented. A motion was made by Larry Dolegowski and supported by Doug Montgomery to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Site Plan review for John Williams Industrial Building. John Williams presented. Three attended. Discussion: Review of the six-point narrative included in the packet, review of the Main Street Planning Report dated 1/10/02, drainage concerns, and wall pack light directions.
A motion was made by Gordon Lieffers and supported by Richard Kloska that the request by John Williams for approval of the site plan dated 1/15/02 for an industrial building located at 1228 and 1232 Ingle Road, parcel number 0305-001-029-00 be approved subject o the following conditions: Inclusion of a statement that the light fixtures be hooded to ensure appropriate downward lighting per the Dorr Township Ordinance.

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. Vice-chair Huff assumed chair responsibilities at 7:41 P.M.
8. Site plan review for a site condominium named Hunters Ridge. Leo Vanderhorst presented. Three attended. Presentation: the road commission approved the location of the road; the health department review was pending; the street name was approved by the county; the pole barn located in the right-of-way will be removed; sidewalks will be constructed on both sides of the street on the private road but a request was made to all construction up to 7 feet into the right-of-way to allow for grading without encroaching on the neighbors' land; drain commissioner approval has not been obtained as yet; association by-laws

designed to govern upkeep of the retention ponds and easements for access to the ponds were not developed at this time; installation of sidewalks along 18th street would be inconsistent with prior developments and would not be contiguous with current or projected Pathways sidewalks.

Review of the Main Street Planning report dated 1/11/02 revealed the 9 issues were not met.

Discussion: Larry Dolegowski and Paul Slater discussed water drainage concerns. A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Robert Wagner for approval of the site plan dated 12/28/01 for the site condominium Hunters Ridge located on 18th Street, parcel number 028-00 be tabled until the next meeting to allow time to address drainage concerns and to address the 9 points in the Main Street Planning Report dated 1/11/02.

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

Chairman Wagner resumed chair responsibilities at 8:22 P.M.

9. Old Business:

a. Parking Ordinance

Tim Johnson will bring a copy of the revised ordinance to the next regular meeting for review prior to a public hearing.

A motion was made by Doug Montgomery and supported by Robert Wagner to refuse to discuss any further ordinance or revisions of ordinances until the Township enforces the ordinances already in place.

Roll Call vote: Dolegowski-No, Huff-No, Kloska-No, Lieffers-No, Montgomery-Yes, Slater-No, Wagner-Yes. Members Absent: None. Motion failed.

10. New Business:

None.

11. Commissioner Comments

The American Planning Association's 2002 National Planning Conference is scheduled on 4/12/17/02 in Chicago. Anyone interested in attending must contact the Township Supervisor.

Robert Wagner expressed support of Doug Montgomery's concerns over the lack of enforcement of the township ordinances. Tim Johnson stated other township boards voice the same concerns and frustrations.

Larry Dolegowski reported that the joint meeting with the Dorr Township Board will be held by the end of March, 2002.

12. A Motion was made by Larry Dolegowski and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:35 P.M.

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

Respectfully Submitted,
KAREN ANN SLATER

Karen Ann Slater
Secretary