

**Dorr Township Planning Commission
July 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, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: Gordon Lieffers.
4. The Minutes of the June 18, 2002 meeting were presented.
A motion was made by Richard Kloska and supported by Darwin Huff to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
 - a. A motion was made by Doug Montgomery and supported by Larry Dolegowski to hold the Arndt public hearing before the Hayes public hearing. All Aye. Motion carried.
 - b. A motion was made by Robert Wagner and supported by Doug Montgomery to amend the agenda to postpone the election of officers until next month. All Aye. Motion carried.
6. Public Comments
None.
7. At 7:30 p.m. the Public Hearing to consider a request for a Special Use Permit by Gary Arndt to allow for expansion of his existing house at 1232 Rosewood, Moline, Michigan was held. Gary Arndt presented. Eight attended.
Discussion: Mr. Arndt plans to extend the current roof on his home and enclose the current cement patio. He found he had to obtain approval from the Dorr Township Planning Commission when he applied for a building permit because his property is currently zoned E-Commercial.
Public Comments:
Robert Wagner read a letter in support of the project from Mr. Arndt's neighbors, Mr. & Mrs. Mead.
The neighbors Don Pete, Erin Burrie, Beth Chrisman, and Steve Wolbrink all spoke in favor of the proposed project as they feel it will improve the appearance of the community.
Don Pete questioned the allowed uses of his property. Mr. Wagner informed him of his option to apply for a zoning change or for a variance.

The Public Comment was closed at 7:46 p.m.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Gary Arndt for approval of the special use permit to expand his existing home

at 1232 Rosewood, Moline Michigan for the purpose of enclosing an existing patio located at Lot 1 Block 16, Village of Moline located in Section 12 T4N, R12W, 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; and protects the public health, safety, and welfare.

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

8. At 7:50 P.M. the Public Hearing to consider the request of Randy Hays for a special use permit to construct and operate a used automobile dealership was held. Randy Hayes presented. Ten attended.

Discussion: The special use permit and site plan review are required to obtain a building permit. Mr. Hayes does not have the letters of approval from the Allegan County Health Department or from the Allegan County Drain Commission, but those must be obtained in order to obtain a building permit.

There were no public comments.

The Public Comment Section was closed at 8:16 P.M.

A motion was made by Richard Kloska and supported by Larry Dolegowski that the request by Randy Hays for approval of the Special Land Use permit to construct and operate a used automobile dealership, plan dated 7/11/02, located at the west 130 feet of the north 500 feet of the northwest ¼ of the northeast 1/4 of Section 23, Town 4 North, Range 12 west, Dorr Township, Allegan County, Michigan be approved as it has been demonstrated that the project conforms with the Special Land Use General Standards of Section 4.32.

Approval is subject to the following conditions:

Addition of the dimensions (length x width) of the parking spaces on the plan;

A list included on the plan of the names of the proposed types of trees and shrubs;

A list included on the plan of the type of light fixtures that will be installed;

An agreement that states the property owner will enter into a Sidewalk Special Assessment District when the Dorr Township Board determines that a sidewalk is necessary;

And inclusion of a legally binding agreement that guarantees the property owner will construct access to the adjacent property and through his property.

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

9. Old Business:
- a. Update on subdivisions and site condominiums being built on gravel roads. Tim Johnson is conducting research to determine the ratio of the

amount of traffic per day that requires paved road surfaces be constructed. He will be absent at the August meeting but will forward information when it is available.

- b. Robert Wagner questioned the rule whereby subdivisions with greater than 50 homes must have a second egress road. Tim Johnson confirmed that connecting roads between separate subdivisions, which then results in two routes out of the subdivisions, meets the intent of the rule.

10. New Business:

Robert Wagner discussed the article “Standards for Office and Retail Parking” in the June 2002 *Michigan Planner*. Tim Johnson will review the article and compare it to Dorr Township’s newly revised parking ordinance and report back to the Planning Commission. He stated that the revised Dorr Township standards allow the Board to approve less parking without a variance as long as the space exists to construct the additional parking spaces when they are needed.

11. Commissioner Comments

a. Robert Wagner reported that an issue concerning a dog kennel has been brought to his attention. He reminded the Commissioners that the request for the kennel was denied by the Dorr Township Planning Commission but the Board of Appeals granted a variance, which allowed construction of the kennel with some requirements. Mr. Wagner has been informed that there has been a violation of the agreement required by the variance. He stated that some of the neighbors of the kennel were present earlier and voiced concerns prior to this meeting. He stated the Township Attorney had told him that this issue has to be reinitiated by the Planning Commission. Tim Johnson stated it is the responsibility of the Zoning Administrator to enforce the conditions of the variance. Robert Wagner will consult with the Township Attorney about this matter when the attorney returns from his vacation.

b. Robert Wagner reported that 2 members of the Planning Commission have not been reappointed by the Dorr Township Board as of yet. He stated that some applications have been received. He stated that should he not be reappointed he wished to convey that it has been a pleasure working for the Township and with the members of the Planning Commission. He stated that a Dorr Township Board member expressed a concern that Mr. Wagner had a conflict of interest that impinged on his ability to serve on the Planning Commission due to his development business. He stated that if that was so, then farmers should be prohibited from serving on the board as most of the land in the Township is zoned agricultural. He stated he believed he abstained and stepped down from his duties as chairman whenever his projects were under consideration.

Larry Dolegowski stated he believed Mr. Wagner’s projects received closer scrutiny than those of other developers.

Richard Kloska stated he believed Mr. Wagner was always fair and abstained when his projects were under consideration. He pointed out that the Planning Commission denied some of Mr. Wagner’s projects.

Tim Johnson stated he spends more time reviewing Mr. Wagner’s projects than those of other developers.

Karen Slater stated that as a businessperson and developer the Board Member has an even greater interest in ensuring that Dorr Township develops into the best possible community. In addition to the moral and ethical responsibility shared by all board members, the developers and businesspersons have a vested interest in making the community attractive to new and existing residents.

c. Karen Slater questioned whether the other Commissioners had completed the Allegan County Economic Development Survey and expressed concerns as to the intent of the questions.

12. A Motion was made by Doug Montgomery and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:40 P.M.

The next scheduled regular Planning Commission meeting is August 20, 2002.

Respectfully Submitted,

Karen Ann Slater
Secretary