

**Dorr Township Planning Commission  
June 18, 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: Darwin Huff, Richard Kloska, Gordon Lieffers, Karen Slater, Robert Wagner. Members Absent: Larry Dolegowski, Doug Montgomery.
4. The Minutes of the 5/21/2002 meeting were read. A correction in item 6--“uses” instead of “sues.”

A motion was made by Darwin Huff and supported by Gordon Lieffers to approve the minutes as amended. All Aye. Motion carried.

5. Changes or Additions to the Agenda  
A motion was made by Richard Kloska and supported by Gordon Lieffers to add a site plan review for Tom McBride. All Aye. Motion carried.

6. Public Comments  
None.

7. Old Business  
None.

8. New Business
  - a. Site Planning review to consider the request of Matt Elzinga for a site condominium project. Steve Witte presented. Five attended. Discussion: The request for a site condominium is due to the addition of 2 more commercial lots with no splits left. They request not to have sidewalks as they anticipate no need for them in the commercial project. The maintenance agreement and the approvals of the Allegan County Health department and the Allegan County Drain Commission are pending. The Allegan County Road Commission approved the drive. The rationale for having an access easement with neighboring properties was discussed at length. The actual location of the easements will be determined when the additional lots are developed and the owners appear for site plan review.

A motion was made by Gordon Lieffers and supported by Richard Kloska that the request by Matt Elzinga for approval of the site plan dated 5/31/02 for Dorr Commercial Park, at 1554 142nd Ave. Dorr, MI, Permanent Parcel Number 03-05-023-012-20 at be recommended for approval to the Dorr Township Board as it has been demonstrated that the project conforms with the Site Condominium Ordinance. Approval is subject to the following conditions:

A road maintenance agreement in place for final approval of the Dorr Township Board; the addition of a statement on the plan under "General Notes" that guarantees an access easement for a future connection to properties on the east and the west, so that vehicles can travel between commercially developed properties; the name of the project be changed to Dorr Commercial Park; condition upon the variance granted by the Township Board to not require sidewalks; and the addition of the stop sign and the street sign to the plan.

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

- b. Vehicle Storage Ordinance
- c. Fence Ordinance

A motion was made by Gordon Lieffers and supported by Richard Kloska to hold public hearing at the next regular Dorr Township Planning Commission meeting to delete references to Ordinance 93-2 and to amend the fence ordinance. All Aye. Motion carried.

- d. Site Plan review for a 50' x 100' office/warehouse facility for an electrical contractor company located at 4668 Division Avenue for Tom McBride of Helco Electric Company was held. The Main Street Planning report dated 6/18/02 was reviewed.

A motion was made by Gordon Lieffers and supported by Darwin Huff to table the request until the next Planning Commission meeting to allow the applicant time to address concerns. All Aye. Motion Carried.

#### 9. Commissioner Comments

Robert Wagner read letters dated 5/28/02 from Professional Code Inspections of Michigan, Inc. to Doug Lameyer in regards to selling automobiles on their properties without permission to operate a used car lot, and to Catherine Groeneveld in regards to having cars for sale in B-1 Residential which does not allow vehicle sales.

Michigan Township Services is presenting a seminar on July 31, 2002 in Kalamazoo from 1:00-9:00 p.m. Anyone who is interested in attending should contact the Township office as soon as possible.

Tim Johnson reported that he is preparing sample language to amend Dorr Township Ordinances to be in compliance with new State of Michigan requirements.

Karen Slater reported on the seminar of April 29, 2002.

- 10. A Motion was made by Gordon Lieffers and Supported by Richard Kloska to adjourn. All Aye. The meeting was adjourned at 8:45 P.M.

The next scheduled regular Planning Commission meeting is 7/16/2002.

Respectfully Submitted,  
*Karen Ann Slater*

Karen Ann Slater  
Secretary