

**Dorr Township Planning Commission**  
**March 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, Darwin Huff, Richard Kloska, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: None. Huff was tardy and missed the first 7 items.
4. The Minutes of the February 19,2002 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  
Revised agenda-reversed the Willow Lane and Paws With A Cause items.
6. Public Comments  
None.
7. Site plan review for Paws With A Cause. Ken Watkins presented. Eight attended. Discussion: Review of the Main Street Planning Company Staff Report dated 3/12/02: the sanitary sewer will connect with the existing sewer line, the company agrees to the stipulations regarding landscaping, and the proposed number of parking spaces is consistent with the Paws With a Cause corporation's views. A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by Paws With A Cause for approval of the site plan dated 3/8/02 for construction of a 24,000 square foot building to be used for breeding and training dogs for the Paws With a Cause program, located at 4646 Division Avenue, Dorr, Michigan, be approved as it has been demonstrated that the project conforms with the requirements of Section XIVA of the Dorr Township Ordinance.  
  
Roll Call vote: Dolegowski-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: Huff. Motion carried.
8. Willow Lane private road special use permit request. No one representing this issue was present. Discussion: Larry Dolegowski reported the Township Board feels this project should not be approved until an engineer certifies that the bridge is safe for fire trucks to use. Robert Wagner read a letter addressed to all the residents of Willow Lane from the township attorney, Steve McKown, dated 2/22/02. A motion was made by Doug Montgomery and supported by Larry Dolegowski, to table indefinitely the request by the Willow Lane residents for a special use permit, until such time as the private road maintenance agreement requirements are satisfied. All aye. Motion carried.

9. Old Business:

a. Parking Ordinance

The draft dated 2/19/02 was reviewed. Proposed revisions to the draft are as follows:

15.03 (b) delete from “parking” through “provided.”

15.05 (a) Tim Johnson to revise the wording to allow some unpaved surfaces under specific circumstances.

15.05 (c) Parking Set Back Line-Tim Johnson to revise wording to allow the Planning Commission some flexibility for existing uses and smaller lots.

15.05 (f) Screening of Parking Areas-delete “containing 20 or more spaces” and “or are across the street from” to be consistent with the Landscaping Ordinance.

15.09 (e) Loading Spaces-the intent is to allow an esthetic appearance and protect the health and safety of the community by not allowing trucks to back in from the street. Tim Johnson to revise the wording to allow flexibility for limited size lots but to require a minimum of 200 feet of space between the loading dock and the road right of way.

Tim Johnson will provide the revisions at the next regular meeting.

b. Randy Hayes site plan.

Due to lack of adequate information provided prior to the meeting, this item was not discussed.

10. New Business:

a. Special Land Use Ordinance amendment.

Review of the draft dated 3/19/02. The revisions included language that corresponds to the state requirements that a site plan must be presented with the special use permit request. Planning Commission members are to review the draft and bring any questions to the next regular meeting.

b. County Planning Commission seminar April 29, 2002.

Sign up deadline is April 16, 2002.

11. Commissioner Comments

Robert Wagner discussed the concern that owners of property in the Rural Estate zoning district are unable to build outbuildings before building a house unless they obtain a building permit for both the house and the outbuilding at the same time. Discussion ensued over the pros and cons of amending the regulations to allow outbuildings to be built.

Karen Slater discussed the problem with the Private Road Ordinance section (1) (g). The Allegan County Road Commission does not issue the Soil Erosion and Sedimentation Control Permit until the Planning Commission has granted final approval, thus the developer is forced to ask for approval with contingencies. Tim Johnson is to develop revised language for this ordinance that indicates the Planning Commission expects to include a condition of approval to the developer regarding this issue and the issue of the driveway permit.

12. A Motion was made by Gordon Liefers and supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:45 P.M.  
The next special meeting is March 26, 2002 at 7:30 p.m.  
The next scheduled regular Planning Commission meeting is April 16, 2002.

Respectfully Submitted,  
*Karen Ann Slater*

Karen Ann Slater  
Secretary