

**Dorr Township Planning Commission  
September 10, 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, Karen Slater, Robert Wagner. Members Absent: Doug Montgomery.
4. Changes or additions to the agenda.  
None.
5. Public Comments.  
None.
6. New Business:
  - a. At 7:30 P.M. the Public Hearing was held to consider the request of PHP Properties, LLC for a special use permit which would allow it to operate a car wash facility.

David Bair presented. 6 attended.

Robert Wagner read a letter from the Township Attorney, Steve McKown which addressed the error in the property description posting. Mr. McKown stated that the correct property owners received the notice by mail. It was Mr. McKown's opinion that the Planning Commission could continue with the Public Hearing. James Stringham expressed his concern that the public may have chosen not to attend this Public Hearing based on the description posted in the paper. A motion was made by Larry Dolegowski and supported by Gordon Lieffers to continue with the Public Hearing per the recommendation of the Township Attorney. Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Slater-Yes, Wagner-Yes. Members Absent: Montgomery. Motion carried.

Presentation: The project consists of a 5-bay car wash (4-self serve, 1-touchless automatic) of concrete block construction with a hip roof and 3-vacumn islands on the corner of 14<sup>th</sup> Street and 142<sup>nd</sup> Ave.

Public Comments: James Stringham questioned the location of the structures on the lot, the lighting, the hours of operation, and the exit onto 14<sup>th</sup> Street.

The Public Comment Section was closed at 7:48 P.M.

A motion was made by Gordon Lieffers and supported by Richard Kloska that the request by PHP Properties (Doug and Cindy Lameyer) for a Special Use Permit to construct a car wash on the east half of the following described real property commencing at the Southeast corner of Section 14, Town 4 North, range 12 West as a place of beginning of this description: thence West along the South line of said section 329.28 feet; thence North 1 degree 17' West 264 feet, thence East parallel with the South line of Section 14, 328.18 feet, to the East line of Section 14, thence South 1 degree 31' 30" East along said

East line 264 feet to the place of beginning, 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.

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

A site plan review of a car wash owned by PHP Properties (Doug and Cindy Lameyer) was held. David Bair presented. 6 attended.

Discussion. The Main Street Planning Staff Report dated 8/13/02 was reviewed and the following issues were addressed on the plan:

Label and indicate the width of the service drive as 24 feet with an asphalt surface;

Indicate landscaping and trees;

Indicate a berm on the northeast corner;

Illustrate the sign to meet the Dorr Township Ordinance of 6 feet high;

Indicate the addition of an entrance/exit to 14<sup>th</sup> Street located at the north side of the property;

The engineer's seal

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by PHP Properties (Doug and Cindy Lameyer) for approval of the site plan dated 8/23/02, for a car wash on the east half of the following described real property commencing at the Southeast corner of Section 14, Town 4 North, range 12 West as a place of beginning of this description: thence West along the South line of said section 329.28 feet; thence North 1 degree 17" West 264 feet, thence East parallel with the South line of Section 14, 328.18 feet, to the East line of Section 14, thence South 1 degree 31' 30" East along said East line 264 feet to the place of beginning be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Indicate on the plan and obtain a signed agreement to grant an easement to allow traffic to travel to the adjacent property to the west.

Indicate on the plan and obtain a signed agreement to participate in a future special assessment district when the need for a sidewalk is determined by the Township Board on the frontage of 142<sup>nd</sup> Avenue.

Mr. Lameyer will pay the commercial assessment for connection to the sewer.

Approval of the Allegan County Road Commission for storm water run off control.

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

At 8:18 p.m. Robert Wagner stepped down as Chairperson. Darwin Huff, Vice Chairperson, assumed control of the meeting.

b. Final Site Plan Review for RS&S Investments.

The site plan review to consider the request of RS&S Investments for an addition to the Dorr Center Mini Mall was held. Steve Witte of Nederveld & Associates presented.

Discussion: The project consists of a 2400 square foot addition at the north end of the existing building, and additional parking at the northeast of the existing parking lot. The addition will use the existing storm water system, be serviced by on-site septic and well, there will be no new drives, lighting will be wall mounted and the exterior construction will be of the same brick façade as the existing building.

A motion was made by Richard Kloska and supported by Gordon Lieffers that the request by RS&S Investments for approval of the site plan dated 9/06/02 for the addition to the Dorr Center Mini Mall located at 1743 142<sup>nd</sup> Avenue, Dorr Michigan be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance. Approval is subject to the following conditions:

RS&S Investments agrees to pay for curbs along the entrance drive and 142<sup>nd</sup> Avenue after reconstruction of 142<sup>nd</sup> Avenue.

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

Robert Wagner resumed the Chair at 8:50 p.m.

7. Commissioner Comments

The Board requests that Steve McKown, Township Attorney, prepare sample agreements for applicants to use to grant an easement to allow traffic to travel to the adjacent property and to participate in a future special assessment district when the need for a sidewalk is determined by the Township Board on the frontage of 142<sup>nd</sup> Avenue.

The Board expressed their sympathy to Darwin Huff on the loss of his father this past week.

8. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next scheduled regular Planning Commission meeting is September 17, 2002.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary