

**Dorr Township Planning Commission
September 17, 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, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: Larry Dolegowski.
4. The Minutes of the August 20, 2002 meeting were presented. A motion was made by Doug Montgomery and supported by Gordon Lieffers to approve the minutes as presented. All Aye. Motion carried.
5. The Minutes of the September 10, 2002 Special Meeting were presented. A motion was made by Gordon Lieffers and supported by Richard Kloska to approve the minutes as presented. All Aye. Motion carried.
6. Changes or Additions to the Agenda
None.
7. Public Comments
None.
8. At 7:30 P.M. the Public Hearing to consider the request of Dorr Township to amend the Dorr Township zoning Ordinance which would rezone the following parcels from the Agricultural zoning district to the RE Rural Estate zoning district was held: permanent tax parcels 0305-005-005-00; 005-10; 008-00; 009-00; 010-00; 015-00; 016-00; 017-00; 018-00; 019-00; and 020-00. Robert Wagner presented. 4 attended. Discussion: Harold Bartz would like to split off part of his land to allow his son to build a home nearby. The Bartz's asked PCI for approval and were turned down. They next approached the Board of Appeals and were refused. They then contacted their legislators and met with the Township Supervisor and the Planning Commission Chairman. They have met with all the neighboring property owners. None of the neighbors voiced dissent with the proposal to rezone to RE as the requirements for RE are in keeping with the current use of the land. The neighbors were against a request to rezone to B1.
The Public Comment Section was closed at 7:43 P.M.
A motion was made by Doug Montgomery and supported by Richard Kloska that the request by Dorr Township for approval of the rezoning of the following parcels from the Agricultural zoning district to the RE Rural Estate zoning district for permanent tax parcels 0305-005-005-00; 005-10; 008-00; 009-00; 010-00; 015-00; 016-00; 017-00; 018-00; 019-00; and 020-00 I.D.#) be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been

demonstrated that the project meets with the approval of all current property owners and is not necessarily inconsistent with the Master Plan.

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

9. At 8:00 P.M. the Public Hearing to consider the request of Dorr Township to consider an amendment to the Dorr Township Zoning Ordinance which would eliminate the provisions of Section 20.01 of the ordinance which makes a violation of any provision of the ordinance a misdemeanor punishable by imprisonment and fines, and would make a violation of the ordinance a municipal civil infraction defined by statute punishable by civil fine, as well as by injunctive relief was held. Robert Wagner presented. No one attended. Discussion: The proposed change in the Ordinance allows PCI and law enforcement officers to enforce the Ordinance.

The Public Comment Section was closed at 8:05 P.M.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by Dorr Township for approval of the an amendment to the Dorr Township Zoning Ordinance which would eliminate the provisions of Section 20.01 of the ordinance which makes a violation of any provision of the ordinance a misdemeanor punishable by imprisonment and fines, and would make a violation of the ordinance a municipal civil infraction defined by statute punishable by civil fine, as well as by injunctive relief be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval.

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

10. Old Business:

- a. Site Plan review for Proline Contractors.

Steve Witte presented. 1 attended. Discussion: This project was approved at the previous meeting but the owner now wants to construct a 4200 square foot building instead of the approved 2400 square foot building that was approved. The paved area will be increased to the edge of the proposed building.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by M&M Investments (Steve Pitsch) for approval of the site plan dated 9/11/02 for Center Point Plaza at the property identified by the property tax ID 03-05-023-012-20 be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

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

Robert Wagner reported that the Dorr Township Board questioned the 66 foot right of way entrance drive to this project. He stated that he confirmed with the Township

Attorney that the width of this street was correct. He stated the Board was confused with the width of the streets in the Industrial Zoned complex located near the 131 expressway.

11. New Business:

a. Discussion on State required open space preservation ordinance.

Robert Wagner reported that this law must be in effect by 12/15/02. He stated Tim Johnson recommended a public hearing be held next month in order to allow sufficient time to enact this ordinance.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to hold a public hearing at the next regular Planning Commission meeting on the Open Space Preservation Ordinance. All Aye. Motion carried.

12. Commissioner Comments

Robert Wagner read a letter dated 9/11/02 from the Township Attorney re: the agreements for drive easements and sidewalks discussed at the 9/10/02 Planning Commission meeting. A consensus of this board was to share the Township Attorney's comments with the Dorr Township Board for consideration.

13. A Motion was made by Doug Montgomery and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:29 P.M.

The next scheduled regular Planning Commission meeting is October 15, 2002.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary