

**Dorr Township Planning Commission**  
**August 6, 2002 Minutes**

1. Chairman Robert Wagner called the meeting to order at 7:30 P.M.
2. The Pledge of Allegiance was not recited because there was no flag in the meeting room.
3. Roll Call--Members Present: Larry Dolegowski, Darwin Huff, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: Richard Kloska.
4. Site plan review for Helco Electric Company. Glenn Klopfer presented. Thomas McBride attended. Discussion: All revisions to the plan were made in accordance with the June 18, 2002 Main Street Planning Staff Report. The Allegan County Road Commission granted approvals. Soffit lighting will be used instead of lights on poles. The Allegan County Drain Commission has not responded to the request for approval.

A motion was made by Gordon Lieffers and supported by Darwin Huff that the request by Tom McBride of Helco Electric Company for approval of the site plan dated 7/13/02 for a commercial building to be built on South Division north of Moline at the South 168 feet of the following description: commencing at the northeast corner of the south  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ ; thence south 246 feet; thence west 1150 feet to the east line of the Michigan Railway Company right of way' thence northerly on a 1 degree curve to the right 249.55 feet; thence east 1170 feet to the place of beginning. Section 1, T4N, R12W, Dorr Township, Allegan County, Michigan be recommended for approval to the Dorr Township Board as it has been demonstrated that the project conforms with Section XIVB of the Dorr Township Ordinance. Approval is subject to the following conditions:

Approval from the Allegan County Drain Commission (ACDC).

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

Mr. Klopfer requested approval to begin construction prior to receipt of the ACDC approval. Robert Wagner agreed to sign the plan as soon as he receives a copy with a seal, which would allow PCI to issue a building permit and would allow construction to commence. Mr. Wagner stipulated however, that there would be no occupancy permit issued until the ACDC approval has been received.

5. Old Business:

Robert Wagner questioned whether the Parking Ordinance was adopted because he has received questions from engineers. Doug Montgomery questioned the status of the Fence Ordinance. Larry Dolegowski will report on the status of these Ordinances.

Robert Wagner reported that Pro Line Contractors have a potential buyer for the section of their property that is currently occupied by their used car lot. They questioned whether the Special Use Permit granted by the Board applied to any area on their property as they will relocate the car lot to another area of the property. Mr. Wagner consulted with the Township Attorney and was told that the Special Use Permit was issued for any area of the property but the Planning Commission could choose to require either another application for a Special Use Permit or a Site Plan review. The consensus of the Board was to require a Site Plan review and to honor the existing Special Use Permit. Mr. Wagner will notify Pro Line of the Board's decision.

6. New Business:

None.

7. Commissioner Comments

None.

8. A Motion was made by Gordon Lieffers and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 7:45 P.M.

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

Respectfully Submitted,

Karen Ann Slater  
Secretary