

**Dorr Township Planning Commission
Special Meeting
December 3, 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 Loeffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: None.
4. Changes or Additions to the Agenda
None.
5. Public Comments
None.
6. At 7:30 P.M. the Public Hearing to consider the request of Carl Graczyk and the Dorr Township Board to rezone property from Agricultural Zone to Rural Estate Zoning District, for the purpose of establishing the property as a Township Park was held. Donald Kaczanowski presented. 9 attended. Discussion: The property consists of 18.79 acres. The land is low and wooded. 3 acres are currently tilled. Not all of the ground will perk. There was flooding in the past but since a pond was constructed on adjacent property and the drain was cleaned by the County, there has not been any flooding for the past 5-6 years. The property for sale next to the current parks is priced too high. The asking price for this land is \$125,000.00. Grant money could be applied for, however the current owners are anxious to sell and have been offered the same amount of money from a private party. It would take longer for the grant process than the current owners are willing to wait. There is additional acreage that could possibly be purchased in the future and grants could be applied for at that time. The Parks Commission plans to apply for grants to fund development of the park. The park property located east of town, near the highway, is a County park and is not owned by the Township. Ten acres were donated to a church and 70 acres were donated to Allegan County for the purpose of a park. The land for that park is expected to remain in a "natural state" and consist of walking trails and wooded areas. The County has no money to develop the park at this time.

Heather Boerema asked if the park would abut 140th Ave--answer, "Yes."

Steve Jurczuk from the Dorr Township Parks Commission stated the Parks Commission believes the proposed project is a "good spot" for additional parks. He stated the community needs soccer fields, additional areas for picnics and other things that the community is currently unable to offer.

Paul Slater stated that it was a perfect opportunity to buy the land at this time for the asking price, but he questioned whether there were plans to build sidewalks to the park.

Don Kaczanowski stated the Township planned to expand the Pathways project to reach the new park. When asked if this park was an indication that the Township expected growth to the south of the downtown area, Mr. Kaczanowski replied, "not necessarily. But as the Township grows you can't have everything in the downtown area."

Nancy Fifelski stated that once the property was acquired, the Parks Commission planned to apply for grants for development. She pointed out that neighboring communities, such as Byron Center, have parks scattered throughout their townships.

Karen Slater asked if the Parks Commission had approached the owner of the property adjacent to the current parks about selling land to the parks. Mr. Kaczanowski stated the realtor had been consulted but the owner was not interested in selling only a section of the land and the asking price was too high.

Richard Kloska asked if there was enough dry land for soccer fields. Mr. Kaczanowski replied that three acres was currently tilled and about half the land could be developed.

Larry Dolegowski asked if a grant could be applied for to "pay the township back" for the land, but Mr. Kaczanowski stated that was not permitted.

The Public Comment Section was closed at 7:51 P.M.

Gordon Liefers stated he was in favor of additional parks. He stated sidewalks were needed on 140th Avenue due to the housing developments off that street.

Richard Kloska was concerned about spending money for parks when roads are in poor condition. He also questioned whether additional land could be purchased at a later date.

Mr. Kaczanowski stated he would explore an agreement with the current property owners for a "first option to buy" the remainder of the 40 acre section.

Larry Dolegowski pointed out that the township has been trying to buy land for 5 to 6 years.

Darwin Huff was concerned that the land was low but pointed out that there are sand hills nearby.

Karen Slater expressed a concern for the safety of children riding bicycles to a park located on a busy street.

A motion was made by Doug Montgomery and supported by Gordon Liefers that the request by Carl Graczyk and the Dorr Township Board for approval of the rezoning from the Agricultural zoning district to the Rural Estate zoning district, for the purpose of establishing said property as a Township Park 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 conforms with the Township Master Plan. The property listed is that part of the Northeast ¼ of Section 28, Town 4 N, R12W, Dorr Township, Allegan County, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00 degrees 39'54" East 266.00 feet along the East line of said Northeast ¼ to the place of beginning; thence S 00 degrees 39'54" East 1061.00 feet along said East line; thence North 89 degrees 32' 04" West 660.00 feet along the South line of the North ½ of said Northeast ¼; thence North 00 degrees 39' 54" West 1331.40 feet along the West line of the East 660.00 feet of said Northeast 1/4 ; thence South 00 degrees 39' 54" East 266.00 feet; thence south 89 degrees 09' 10" East 220.00 feet to the place of beginning. This property is bordered on the East by 18th Street.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes (with reservations), Lieffers-Yes, Montgomery-Yes, Slater-Yes (with reservations), Wagner-Yes. Members Absent: None. Motion carried.

7. At 7:59 P.M. the Public Hearing to consider the request of Harold Bartz for issuance of a special use permit which would allow him to construct a private road over the North 66 feet of property bordered on the West by 22nd Street and intersecting with 22nd Street, was held. Michael Bartz presented. 4 attended. Discussion: The purpose of the request is to build a street, which would allow access to one home on a one acre lot at the east end of the property. The proposed street would be 740 feet from the west to the east on the north side of the parcel and would be 66 feet wide. The owner has obtained a permit from the Allegan County Road Commission and had obtained information regarding the size of tube required.

There were no public comments.

The Public Comment Section was closed at 8:02 P.M.

A motion was made by Rich Kloska and supported by Larry Dolegowski that the request by Harold Bartz for approval of a special use permit which would allow him to construct a private road over the North 66 feet of property bordered on the West by 22nd Street and intersecting with 22nd Street Commencing at the NW ¼ corner of Section 5, T4N, R12W, thence South 00 degrees 06' 57" East 1,111.25 feet along the West line of said NW ¼; thence North 89 degrees 42' 58" East 742.50 feet along the North line of the Southwest fractional ¼ of said Northwest ¼; thence South 00 degrees 06' 57" East 231.00 feet; thence South 89 degrees 42' 58" West 264.0 feet to the West line of said Section 5, thence North 00 degrees 06' 57" West along said West line 231.0 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.

Approval is subject to the following conditions:

A stop sign must be installed.

The street must be named according to the ordinance.

A private road maintenance agreement must be developed.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

8. Old Business:
None.

9. New Business:
None.

10. Commissioner Comments
Larry Dolegowski discussed the issue of preserving farmland and the efforts underway by neighboring counties. He reported that the Farm Bureau is studying the issue at this time.
The Planning Commission requests Tim Johnson to explore the issue and report to the Planning Commission at a later meeting.
11. A Motion was made by Larry Dolegowski and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:13 P.M.

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

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary