

**Dorr Township Planning Commission  
December 16, 2003 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, Gordon Lieffers, Doug Montgomery, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the November 18, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Deb Prenatt to approve the minutes as corrected (change "applicants" to "applicant" page 4 line 8). All Aye. Motion carried.
5. Changes or Additions to the Agenda  
None.
6. Public Comments  
None.
7. At 7:30 P.M. the Public Hearing to consider the request of Nancy Brinks to rezone the property known as 4192 14<sup>th</sup> Street Wayland minus the 500 feet currently zoned E-Commercial from the Agricultural zoning district to the B-2 Residential zoning district was held. Nancy Brinks presented. 15 attended. Discussion: The rezone request is intended to facilitate sale of the property to settle the estate of the late owners. The proposed future zoning would accommodate multi-family housing.  
Sherri Carpenter questioned what is allowed in B-2 zoning and voiced concerns about water and sewage.  
Jim Stringham voiced his opinion that the property should not be re-zoned until sold and questioned whether the current infrastructure could handle the extra traffic.  
Jean Bodo stated the future plans to widen 142<sup>nd</sup> Avenue would accommodate additional traffic needs.  
Rex Nyenhuis stated the rezone should be requested by future owners and wondered about the suitability of the soils for construction. Larry Dolegowski and Gordon Lieffers explained that the site plan review process and the availability of public utilities would address his concerns.  
The Public Comment Section was closed at 7:42 P.M.  
Discussion included the need for rental property in this community, the ability of the fire department to meet the needs of apartment dwellers, and the PUD process versus rezoning the property, and the rezoning checklist was reviewed.  
A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request Nancy Brinks to rezone the property known as 4192 14<sup>th</sup> Street Wayland minus

the 500 feet currently zoned E-Commercial from the Agricultural zoning district to the B-2 Residential zoning district be approved recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been demonstrated that the project meets the requirements of the rezoning check list and it conforms with the Township Master Plan.

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

8. At 7:55 P.M. the Public Hearing to consider the request of Craig DeBruyn for a special use permit, which would allow him to construct a private road on the property known as 4123 24<sup>th</sup> Street, was continued. Craig DeBruyn presented. 8 attended.

The audience made no comments.

The Public Comment Section was closed at 8:07 P.M.

Tim Johnson stated that the preparation made by Mr. DeBruyn should be the standard used by all future applicants.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request Craig DeBruyn for a special use permit which would allow him to construct a private road on the property known as 4123 24<sup>th</sup> Street 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:

Installation of a stop sign at the intersection of the private road and 24<sup>th</sup> Street;

Installation of a street sign with the name of the street;

Installation of a street light at the intersection of the private road and 24<sup>th</sup> Street.

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

9. At 8:10 P.M. the site plan review for GVL Excavating was held. Gordon VanLaan presented. 5 attended. Discussion: Mr. VanLaan plans to move his construction business from behind his home located in Leighton Township. He plans to purchase the property under discussion on 12/22/03 and is anxious to begin construction. Mr. VanLaan did not receive a copy of the Main Street Planning report prior to this meeting.

The Main Street Planning report dated 12/16/03 was reviewed. The consensus opinion of the board was that the issues in the report needed to be addressed before the Planning Commission could vote on the project.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Gordon VanLaan for approval of the site plan dated 12/9/03 for construction of a 60' x 80' metal building with a 20' x 30' office located at permanent parcel #030501200100 be tabled until the January 20, 2004 meeting to allow Mr. VanLaan time to complete the following tasks:

1. Identify the proposed use on the plan.
2. Illustrate the following items on the site plan:
  - a. Building setbacks.
  - b. Identify the uses and zoning on adjacent parcels and across 12<sup>th</sup> Street.
  - c. Height of proposed building.
  - d. Parking spaces and aisle dimensions.
  - e. Identify parking spaces and dimensions for the construction employees on the backside of the building.
  - f. Illustrate the vegetation currently on the property and indicate any additional landscaping plans.
  - g. Indicate the type of lighting on the building and property.
  - h. Indicate the width of the access drive is in compliance with the ordinance at 24 feet wide.
  - i. Combine the access drive with that of the neighboring business' existing drive to eliminate additional drives onto Division.
  - j. Illustrate screening or berms for planned outside material storage.
  - k. Indicate that gravel parking is kept 3 to 5 feet from the south and west lot lines.

The applicant shall obtain written approval of the Allegan County Drain Commission before a building permit is issued.

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

10. Old Business:

- a. Sign for the Dorr/Leighton Water Tower

Wally Blume presented the request to advertise Moose Tracks on the water tower. Tim Johnson explained that a commercial logo off premise sign is not allowed per the Dorr Township Ordinance and the Planning Commission has no authority to overrule the ordinance. The Township Zoning Administrator has the authority to approve the request or a variance may be requested. Robert Wagner will contact PCI.

Steve Roelofs stated he was unaware that the Dorr/Leighton Water Works was out of compliance with the original agreement. He said he would remove the accessory building ASAP.

11. New Business:

- a. A motion was made by Larry Dolegowski and supported by Doug Montgomery to set the calendar for the 2004 Planning Commission meetings for the 3<sup>rd</sup> Tuesday of the month at 7:30 p.m. All aye. Motion carried.
- b. Robert Wagner will present on the E-Commercial lot line issue at the January 20, 2004 meeting.
- c. Tim Johnson will present on the B-2 Zone analysis at the January 20, 2004 meeting.

d. A Public Hearing on the Commercial Vehicle Parking Ordinance will be held at the January 20, 2003 meeting.

12. Commissioner Comments

Robert Wagner extended holiday greetings to all.

13. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 9:06 P.M.

The next scheduled regular Planning Commission meeting is January 20, 2004.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary