

**Dorr Township Planning Commission
February 18, 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, Karen Slater, Robert Wagner. Members Absent: Richard Kloska, Doug Montgomery.
4. The Minutes of the January 21, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Robert Wagner to approve the minutes as presented. 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 Dave L. Roberts, Trustee of the Minnie Roberts Trust to rezone property located on 138th Avenue and 12th Street in Section 36 (approximately 65 acres) from Agricultural to Rural Agricultural was held. James Telman presented. 16 attended. Discussion: Mr. Telman described the location of the property; the proposed plan to develop 9 residential lots; provided a description of the adjacent properties; discussed points in the Master Plan; discussed the quality of the soil and the soil map; presented copies of the Allegan County Health Department Sewage Disposal System evaluation of the proposed 9 lots; stated the applicant was willing to request a CS-PUD for the project; and offered an easement to the proposed private road to adjoining property owners.
Sue Bowman stated she did not want the zoning changed.
Randy Haveman stated his land was productive and that the photos were misleading.
David Roberts stated he cannot use the land as is and that a previous farmer was unsuccessful with growing crops on the land.
George Slater stated he did not want the zoning changed.
Kate Cummiford stated farmers were not interested in purchasing the property.
Tim Johnson reviewed the Main Street Planning report dated 12/12/02 and discussed the option to hold another Public Hearing for a CS-PUD in order to ensure the project was limited to 9 lots as proposed. He reviewed aspects of the Master Plan.

The Public Comment Section was closed at 8:17 P.M.

Discussion ensued as to the current use of the neighboring farmland. A letter dated 4/2/1998 from PCI was reviewed. The letter stated that 3 splits had already been taken. Mr. Telman stated the applicant was told by PCI that only one more split was permitted. A discussion about the drive shared by the adjoining property owners ensued. The rezoning checklist was reviewed.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by Dave L. Roberts, Trustee of the Minnie Roberts Trust to rezone property located on 138th Avenue and 12th Street in Section 36 (approximately 65 acres) per the following property description: That part of the Northeast ¼ of Section 36, T4N, R12W, Dorr Township, Allegan County, Michigan, describes as: Commencing at the North ¼ corner of said Section; thence S 00 degrees 33' 56" E 1391.20 feet along the West line of said Northeast ¼ to the place of beginning; thence N 90 degrees 00' E 1406.13 feet parallel with the North line of said Northeast ¼; thence N 00 degrees 19' 43" W 846.16 feet along a line which if extended to the North section line would be 1411.88 feet N 90 degrees 00' East of the North ¼ corner; thence N 90 degrees 00' East 844.53 feet along the South line of the North 545 feet of said Northeast 1/4 ; thence South 00 degrees 47' 09" East 652.96 feet; thence North 90 degrees 00' East 400.0 feet to a point on the East line of said Northeast ¼ which is S 00 degrees 47' 09" East 1198.0 feet from the Northeast corner of said Section; thence South 00 degrees 47' 09" East 973.0 feet along said East line; thence North 89 degrees 44' 45" West 2660.55 feet along the North line of the South 500 feet of said Northeast 1/4 ; thence North 00 degrees 33' 56" West 767.90 feet along the West line of said Northeast ¼ to the place of beginning. Contains 65.48 acres including highway right-of-way, permanent parcel number 03-03-036-001-00, from Agricultural to Rural Agricultural be adjourned to the next regular meeting on March 18, 2003, to allow the applicant to clarify the decision of PCI regarding the land split issue.

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

8. At 8:47 P.M. the Public Hearing to consider the request of Project Hope of Northeast Allegan County to rezone property located south of the American Legion on the west side of 18th Street from B1 Zoning District to D Commercial Zoning District was held. Barb Chahulski presented. 12 attended. Discussion: Mrs. Chahulski stated she understood that part of the land in question was sold for the purpose of building a house. David Vaughn stated he was against changing the zoning to commercial. At 8:55 p.m. the Board with agreement from the audience agreed to delay the Public Hearing to allow Greg Dykstra time to arrive and present the project. The Public Hearing was resumed at 9:40 p.m. Mr. Dykstra stated none of the land has been sold off. He stated the idea of selling a portion of the land was discussed as a possible method to raise funds if needed in the future. Tim Johnson stated that the Commercial Zone district is the correct zone district required for the retail business proposed by Project Hope, however the C-Local Business zone allows retail business. Robert Wagner pointed out that the request for the Public Hearing was for D-Commercial, but that a motion for a more restrictive zone district was permissible without further noticing of the public or adjacent property owners.

The Public Comment Section was closed at 9:53 P.M.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Project Hope of Northeast Allegan County for approval of the rezoning the property described as The part of the Southeast ¼ of Section 16, T4N, R12W, Dorr Township, Allegan County Michigan, described as: Commencing at the East ¼ corner of Section 16; thence S 00 degrees 47' 31" W 66.00 feet along the East line of said Southeast ¼ to the place of beginning; thence S 00 degrees 47' 31" W 437.81 feet along said East line; thence N 88 degrees 10' 01" W 33.01 feet; thence N 85 degrees 11' 02" West 66.99 feet along the centerline of the Myers-Patterson Drain; thence North 74 degrees 48' 57" West 155.71 feet along the said centerline; thence North 80 degrees 30' 10" West 154.88 feet and N 82 degrees 50' 40" West 36.32 feet along said centerline and the Northerly line of Cooke Farms Estates; thence N 01 degrees 18' 00" East 263.74 feet; thence Northeasterly 46.87 feet along 383.00 foot radius curve to the left, the chord of which bears N 53 degrees 42' 04" E 46.84 feet; thence Northeasterly 227.81 feet along a 317.00 foot radius curve to the right, the chord of which bears N 70 degrees 47' 01" E 222.94 feet thence S 88 degrees 37' 42" E 190.64 feet to the place of beginning from B-1 Zoning District to C-Local Business zoning district be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as the character of the area has changed since the Master Plan of 1991 and the proposed change is consistent with the trends in the area including the addition of the Public Library, funeral home, and the American Legion Post and the fact that the zoning across the street is C-Local Business and therefore C-Local Business zoning is more appropriate than Residential Zoning for this property.

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

9. Old Business:

- a. A site plan review for Cherry Valley Excavating located on the corner of 146th and 12th Street was held. Doug Nederhood and Steve Scheur presented. 5 attended. Discussion: The proposed business is an excavating business for residential development, requiring storage of equipment such as bulldozers and loaders. Tim Johnson reported the property is zoned for such a business. He reviewed the Main Street Planning Report dated 2/12/03.

A motion was made by Gordon Lieffers and supported by Darwin Huff that the request by Doug Nederhood and Steve Scheur for approval of the site plan for Cherry Valley Excavating located on the corner of 146th and 12th Street 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:

Alteration of the plan to indicate the "proposed" drive is the drive intended for inclusion in this final site plan review.

Addition to the plan of the downward shielded light fixtures.

Addition of trees to the plan along 12th Street per the Dorr Township Ordinance.
Addition of a screened dumpster to the plan.
And obtaining the permit from the Allegan County Drain Commission.

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

10. New Business

- a. Site Plan Review for Dorr Moose Lodge located on the corner of 142nd Avenue and 20th Street was held. Rex Judy presented. 6 attended.
Discussion: Tim Johnson reviewed the Main Street Planning Report dated 2/10/03. Melissa McNeil questioned lighting and potential noise issues.

A motion was made by Robert Wagner and supported by Gordon Lieffers that the request by the Dorr Moose Lodge for approval of the site plan for Dorr Moose Lodge located on the corner of 142nd Avenue and 20th Street 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:

Addition to the plan of the dumpster and screen relocated to near the NW corner of the building, trees along the front set back along 20th Street per the Dorr Township Ordinance, and addition of trees in the parking lot per the Dorr Township Ordinance, and correction of the plan to indicate 20th "Street" instead of 20th "Avenue."

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

11. Commissioner Comments

Larry Dolegowski reported that the Dorr Township Board will be considering the proposed work group plan for the Master Plan at the next budget meeting. He stated the Township Attorney is reviewing the Street Address Ordinance. There is a concern about the retroactive aspect of the Ordinance that requires further study.

Robert Wagner reported there is another seminar for Planning and Zoning. Anyone interested in attending should contact the Township Office.

12. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 9:59 P.M.

The next scheduled regular Planning Commission meeting is March 18, 2002.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary