

**Dorr Township Planning Commission
July 15, 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, Richard Kloska, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: Darwin Huff.
4. The Minutes of the June 17, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Rich Kloska to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Old Business:
Site Plan review for Sunset Waste Services
A motion was made by Doug Montgomery and supported by Larry Dolegowski to table the site plan review due to the need to rehold the public hearing. All Aye. Motion Carried.
8. New Business:
 - a. Site Plan review for Roddy's Truck Service. Rich Huizenga and Tom Miedema presented. No public attended. Discussion:
The Main Street Planning Company report dated 7/14/03 was reviewed.
Discussion ensued as to the correct zoning district of the property. According to the "red book" the property is zoned "E-Commercial."
Rear set back line is zero unless it is abutting a residential district in the E-Commercial district. The existing rear set back line is six-feet.
General notes reflect the development standards of the correct E-Commercial zone.
The issue of the need of a plan to address storm water run-off from the roof to avoid draining onto the property to the north was discussed. Eave trough, gutters, and downspouts will return the water across the grass toward the front corner through a storm sewer. There are 2 catch basins along 142nd Avenue and an open culvert along 142nd Avenue. A consensus was that a waterway should be built in the northwest corner of the property along the north side of the building addition to handle the water run off.
Outside storage of material-the current bullpen will be moved to allow construction of the new building. A new bullpen location is on the plan.

Selling vehicles on this property is allowed because it is in the E-Commercial zoning district.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by Richard Huizenga for approval of the site plan dated 7/8/03 for a 3,650 square foot addition to the existing building that is used by Roddy's Trucks located at 1311 142nd Avenue, permanent parcel #03-05-013-032-00 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 drainage plan showing the drainage contained on the north side of the building by underground tile and addition of the engineer's seal.

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

b. Sunset Waste

Robert Wagner read a letter from Steve Schreur, which said he did not receive the notice of the previous public hearing. The township attorney advised that the public hearing be re-held after proper noticing takes place.

A motion was made by Doug Montgomery and supported by Rich Kloska to hold the public hearing for Sunset Waste Management for the construction of a waste transfer station at the August 19, 2003 Planning Commission meeting after proper noticing has taken place. All Aye. Motion Carried.

9. Commissioner Comments

Doug Montgomery questioned home businesses in B-1 Residential zoning district. A discussion ensued about the number of driveways allowed on one lot. The Allegan County Road Commission governs the construction of driveways that exit on a public road.

The Planning Commissioners wished Richard Kloska a happy retirement and thanked him for his service to the Township.

10. A Motion was made by Doug Montgomery and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:17 P.M.

The next scheduled regular Planning Commission meeting is August 19, 2003.

Respectfully Submitted,

Karen Ann Slater

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Secretary