

**Dorr Township Planning Commission
June 17, 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, Richard Kloska, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the May 20, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Darwin Huff to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Addition of site plan review for Project Hope.
A motion was made by Darwin Huff and supported by Richard Kloska to add the review of the site plan for Project Hope to the agenda as item 9 (c). All Aye. Motion carried.
6. Public Comments
None.
7. At 7:30 P.M. the Public Hearing to consider the request of Sunset Waste Services for a special use permit, which would allow them to construct and operate a waste transfer station on the property located at 4578 Division Avenue Wayland was held. Tom Evenhouse presented. Seven attended. Discussion: 3 buildings are planned for on the site. The purpose to process material before taking it to the Ottawa and Montcalm County solid waste facilities. The facility will include a customer convenience station for recyclable items. Material is moved through the building daily to limit odors. He reports they have had no issues with odor or noise from their 2 other facilities. Only one house is in the area and the area is zoned commercial. The business would open at 5:00 a.m. and trucks would leave to make runs. The business would close for the day 5:00 p.m. The main activity would cease at about 4:00 p.m. They haven't set any rates for the recycle costs. Larger trucks that go to the landfill will be parked on site overnight. They anticipate 100-140 round trips a day. Most trucks will come off the 131-expressway. The next step after obtaining Planning Commission approval is to obtain permits from the DEQ. All vehicles are entering and leaving must be covered. They are responsible for ensuring all litter on the site is removed. The chain link fence will be around the operating area of the facility. A gate will control access to the front. There will be an employee in the scale house during all hours of open operation. Deb Nurmi stated spills are cleaned and picked up by the end of the day. Trench drains will be constructed in the loading dock area. The

DEQ controls construction permits. The trucks are supposed to be sealed to prevent leakage. Joe Benco stated in the past 5 years there have been no fires in any of the facilities in the region he covers.

Tim Johnson presented the issues in the Main Street Planning Staff Report dated 6/11/03. The first standard is met because the site plan is set up for all activities are indoors and the coming and goings will be on the side. This is an industrial zone area. They need to submit information from the drain commissioner that the capacity of the holding area is sufficient.

The 13 issues in the Site Plan review provided by Main Street Planning was discussed. All items were included in the current version of site plan except for items #5 and #6 although the site plan revision date had not been updated to reflect the changes. Tim discussed the landscaping design on the plan, which did not include the size of the trees. Tim recommended the size of the trees be listed on the plan. Dave Westra stated the trees on site are brush type. Larry Dolegowski stated there should be better screening of the outside storage containers.

Laura Stoops stated there is more than just one house in the area. Her house is on the corner and she described 6 other houses and a farmhouse next door. Doug Montgomery asked for the number of people who were noticed of the public hearing. Robert Wagner listed 7 businesses/home owners who were noticed. The requirement to notice property owners within 300 feet of the property in question was explained. Ms Stoops stated she was concerned about possible noise and odors. She stated she knew her property was zoned commercial.

The Public Comment Section was closed at 8:19 P.M.

A motion was made by Richard Kloska and supported by Gordon Lieffers that the request by Sunset Waste Services for a special use permit which would allow them to construct and operate a waste transfer station on the property located at 4578 Division Avenue Wayland be approved as it has been demonstrated that the proposed project meets the General Standard for Special Land Uses Section 4.32. Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to table the site plan review until the next regular Dorr Township Planning Commission Meeting to allow the applicant to address site plan concerns listed in the Main Street Planning Staff Report dated 6/11/03.

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:

- a. Amend Chapter VI 300.293 Height regulations Section 6.03.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to hold a Public Hearing to amend Chapter VI 300.293 Height regulations

Section 6.03 on accessory buildings in B-1 Residential zone district to “maximum height of ten feet at the eaves.” All Aye. Motion carried.

9. New Business:

a. Preliminary Plat approval-Sandy Hills #3. Andy Vredenburg presented. Four attended. Discussion: Phase I is sold out. They are waiting for final approval for Phase II from the State, which is expected momentarily. Phase III consists of 31 lots. A review of the Main Street Planning Staff Report dated 6/11/03 was done. Mr. Vredenburg reminded the Commissioners that it was agreed during approval of Phase II that sidewalks would be constructed along 140th Avenue only on lots 18 and 26. Robert Wagner stated the Township plans a park to the east of the plat and thus a sidewalk along 140th Avenue on Lot #1 would be helpful. The issue of a sidewalk along Lot #1 will be referred to the Township Board. Michigan Township Services has been inspecting the site for storm water runoff and issued a permit, which included a plan that required silk fencing in specific areas. Drainage lines were discussed.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Gary Pitsch for approval of the preliminary site plan for Sandy Hills #3 at Sandy Hills subdivision be approved as it has been demonstrated that the project conforms with the Subdivision Ordinance.

Approval is subject to the following conditions:

Addition to the plan of a table listing the proposed lots by number and the respective lot area for each lot and a note that the Township Board granted a variance for the width to depth ratio for Lots 36, 37, and 38. And the applicant must provide a statement from the County Health Department that the soils are generally suitable for septic systems.

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

b. Proposed Building Addition-HELCO Electric Site plan review. Glenn Klopfer presented. Ten attended. Discussion: The Main Street Planning June 11, 2003 Staff Report was reviewed. A motion was made by Gordon Lieffers and supported by Doug Montgomery that the request by Tom McBride for approval of the building addition site plan dated 5/21/03 for HELCO Electric located at 4668 Division, Moline be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

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

c. Project Hope Site plan review. Gregg Dykstra presented. Two attended. Discussion: The Main Street Planning Staff Report dated 6/11/03 was discussed. Item 1- location of the drive-the Road Commission refused to allow the driveway to empty onto 143rd Avenue. There is no agreement with the American Legion at this time to participate in construction of an extension of 143rd Avenue. Relocation of the detention

pond location has not been discussed with the engineering firm. This plan has been submitted to the County Drain Commissioner and the County Road Commissioner. Tim Johnson suggested a condition of approval be a shared driveway with the neighboring land to limit the number of drives onto 18th Street. The lighting system for the building and the parking lot was designed 6/17/03 and complies with the recommendations of the Staff Report but was not added to the plan. Parking is adequate for the 3 employees and the volunteers. There is one driveway located 150-200 feet south of the proposed entrance, which serves a house, which is not illustrated on the plan submitted to the Planning Commission. Discussion of the landscaping requirements of the Ordinance versus the ability of the organization to obtain the funds for landscaping and the need to do so as the area is farmland ensued.

A motion was made by Doug Montgomery and supported by Richard Kloska that the request by Project Hope for approval of the site plan dated 6/3/03 for a 6300 square foot building located on the west side of 18th Street, opposite 143rd Avenue 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:

Additions to the plan of an illustration of the exterior lighting and note that all fixtures shall be a cutoff type fixture; an illustration of the driveways opposite to the site; illustration of the location of the dumpster and type of screening; a notation that the driveway that exits onto 18th Street will serve as the driveway for any development of the property to the south; an agreement that the organization will build a second driveway that exits onto 143rd Avenue once that street is built; and an illustration of the clear vision area per the Main Street Planning Staff Report dated 6/11/03. And submission of a landscape plan prior to issuance of the building permit. Revisions are to be presented to Robert Wagner.

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

10. Commissioner Comments

Doug Montgomery questioned how many civil infractions have been addressed to date. Complaints have to be made to PCI or the Township Supervisor.

Larry Dolegowski mentioned that Karen Slater and Richard Kloska are up for reappointment to the Planning Commission.

11. A Motion was made by Richard Kloska and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 9:20 P.M.

The next scheduled regular Planning Commission meeting is July 15, 2003.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary