

**Dorr Township Planning Commission
March 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, Richard Kloska, Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the February 18, 2003 meeting were presented and the section regarding the Roberts Public Hearing was read aloud.
A motion was made by Gordon Lieffers and supported by Doug Montgomery 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. Jim Telman presented. Seven attended. Discussion: Mr. Telman confirmed that only one split remained; stated the owners would be willing to request a CS-PUD; stated the owners would be willing to allow neighboring property owners access to the proposed private road; stated the site plan exhibited during this meeting could be amended; stated the property owners planned to retain as many of the current trees as possible; reiterated previous statements that the soil is not prime land for agricultural use and that sections of the land passed the perk tests done by the Allegan County Health Department.

Chris Haveman stated she did not desire access to the proposed private road from her property. She questioned if modular homes were planned (answer-no, stick built only) and questioned if the proposed road would be paved (answer-undecided at this time).

Randy Haveman stated he was not concerned that the fire/ambulance services could find his home. He questioned whether the proposed road would have curbs and a method to control drainage and questioned who would be responsible for maintenance of the land along the edge of the road.

Karen Slater reminded the members of the audience that this Public Hearing was for the purpose of rezoning the land and was not a site plan review.

Rich Kloska asked and was given clarification of the location of the Haveman's private drive.

Darwin Huff cautioned the Haveman's to post the green reflective address sign at the opening of their private drive.

Robert Wagner asked Larry Dolegowski and Darwin Huff what would be necessary to improve the quality of the soil for farming. Larry replied tiling and cleaning the county drain. Darwin Huff stated that he recalled Mr. Velt making an offer to the property owner to tie into his tile/drain when it was redone several years ago, but the property owner declined. Kate Cummiford stated that at that time the property owner was a car dealer in Grand Rapids and "this place was nowhere's ville."

Robert Wagner asked if anyone knew anything about the McCarthy land to the south of the property in question. Kate Cummiford replied that the land belongs to her aunt and was one of the splits off the parent parcel. She stated the split was taken 15-18 years ago.

Robert Wagner reminded the board that the proposed rezoning was not consistent with the Master Plan. He stated the land was questionable for farming purposes but wondered if the neighboring property owners would approve of a farmer applying manure to the field.

Larry Dolegowski stated the depending on approval of the Health Department, the rezone would allow for the construction of possibly 20 homes. He was concerned about the ability of the current roads to withstand the extra traffic. He stated the Township does not have the funds for road improvements at this time.

Doug Montgomery stated the infrastructure is not in place to allow for changing the Master Plan at this time.

Darwin Huff stated he was concerned about granting requests to applicants that were not consistent with the Master Plan.

The Public Comment Section was closed at 7:55 P.M. A motion was made by Darwin Huff and supported by Doug Montgomery 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 1/4 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 denied for recommendation to the Allegan County Planning Commission and the Dorr Township Board as it has been demonstrated that the project is not consistent with the Master Plan and cannot be adequately served by the public utilities (roads).
 Roll Call vote: Dolegowski-Yes, Huff-Yes, Kloska-Yes, Lieffers-Yes, Montgomery-Yes, Slater-Yes, Wagner-No. Members Absent: None. Motion carried.

David Roberts offered Darwin Huff the opportunity to farm the land for \$3,000.00. Mr. Huff did not reply. Doug Montgomery stated Mr. Roberts was out of order. Mr. Wagner reminded Mr. Roberts that the public hearing on this matter was concluded.

8. At 8:00 P.M. the Public Hearing to consider the request of Paul Burchardt to rezone property from E Commercial to Rural Estate Zoning District was held. Paul Burchardt presented. Six attended. Discussion: Mr. Burchardt's daughter plans to build a home on the property and is not able to do under the current zoning district. The property is Master Planned for Rural Estate. The properties to the south have already been rezoned to Rural Estate Zoning District. The section was originally zoned commercial at the request of a former property owner in the section who had a race track which is no longer in existence.

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

A motion was made by Doug Montgomery and supported by Karen Slater that the request by Paul Burchardt for approval of the rezoning the south 1/2 of the Northwest 1/4 of Section 30, T4N, R12W, containing 80 acres more or less bordered on the West by 24th Street from E Commercial Zoning District to Rural Estate Zoning District 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 and the property to the south has already been rezoned to Rural Estate Zoning District.

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

9. Old Business:

The proposed Street Ordinance is still under study by the township attorney. Larry Dolegowski will report to the Township Board that the Planning Commission requests a joint meeting to discuss a method for reviewing the Master Plan as budgetary limitations may prohibit an extensive review at this time.

10. New Business:

Rich Kloska expressed a desire to develop a mining ordinance. His concern is that the property be restored after mining projects are completed.

Doug Montgomery expressed a concern about commercial vehicles parking on residential streets. He will discuss this issue with the Township Supervisor.

A motion was made by Doug Montgomery and supported by Darwin Huff to recommend to the Dorr Township Board to exempt non-commercial signs that are in support of the troops from the Dorr Township Ordinance for a period of time from this day through 5/31/03. All Aye. Motion Carried.

11. Commissioner Comments

Robert Wagner stated the Planning Commission should review and revise the Ordinance governing land splits in the Agricultural Zoning District. The Dorr Township Ordinance differs from the new Land Division Act and is confusing.

12. A Motion was made by Rich Kloska and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:31 P.M.

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

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary