

**Dorr Township Planning Commission
May 20, 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 April 15, 2003 meeting were presented and corrected to reflect the approval of the March 18, 2003. A motion was made by Gordon Lieffers and supported by Larry Dolegowski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
Tim VanHaitsma stated half of his property is Master Planned as Rural Estates and the other half is Agricultural. He wondered if his property would be under discussion for changes in the Master Plan. Robert Wagner informed him he could attend the Public Hearings that will be held on the Master Plan and can bring his information to the Planning Commission at that time.
7. Old Business:
Robert Wagner reported on the sign issue from the April 15, 2003 meeting. The applicant was granted a variance to allow him to increase the size of the sign to 50 square feet (5x10) for safety purposes.
8. New Business:
 - a. Updating Master Plan
 - i. North Dorr area B-1 Residential
¼ mile in each direction from the intersection of 22nd and 108th to B-1 Residential and create a buffer zone of Rural Estates from 24th to 20th Streets with the Consumer's Power right-of-way as the border to south. Discussion ensued that there may be a problem with meeting requirements for septic systems. Higher density lot sizes may not be possible in the soils in that area, thus it may be mandatory to have 1-acre lots. Don Kaczanowski will contact Peter Lumbert at the Allegan County Health Department and report to the Planning Commission at the next regular meeting.

ii. 18th Street from Walnut to 143rd

Discussion ensued regarding changing the zoning for the first 300 feet on the west side of 18th Street from B-1 Residential to C-Local Business from Walnut Street to 143rd Avenue. The depth of the proposed area to be changed was discussed. The Project Hope property is 300 feet deep while the VFW property is 400 feet deep and the entire properties should be rezoned. It was considered appropriate to limit the depth of the change to existing property lines for the lots in Cook's sub-division and to stop at the Church property line instead of going all the way to Walnut Street. The section to the south of the Cook property would be as deep as the front lot on the Cook frontage in order to eliminate the possibility of Commercial property being alongside the southeast lot in the Cook plat. Discussion ensued as to what types of businesses could potentially be built in the C-Local Business and whether a new type of zoning district should be developed. It was felt that there is not sufficient property to allow businesses such as gas stations, which are allowed in C-Local Business. Don Kaczanowski will provide definite property descriptions for the area under discussion at the next regular Planning Commission meeting.

b. Service drives on 142nd Avenue

Discussion ensued regarding the concern that future development along 142nd Avenue east of 16th Street will cause an increase in the number of drives exiting onto 142nd Avenue. The creation of service drives would encourage drivers to travel from business to business without repeated exits onto 142nd Avenue. The Planning Commission has required an existing business to set aside property for such service roads but there is no requirement for the location of the service roads (i.e. in the front of the businesses or in the back). There is the potential development of property on the north side of 142nd Avenue east of 16th Street. Tim Johnson stated the guidebooks recommend having service roads behind the businesses to prevent problems with stacking up at the entrance to 142nd Avenue. The Planning Commission has the legal right to require access roads. The decision is called an Access Management Plan. A Public Hearing would be required if the Ordinance was amended. Tim Johnson will obtain information and report back to the Planning Commission later this year.

c. Sand Mining Ordinance

The only mine present is in the southwest corner of the township. The concern is that the property be restored after the sand mining project is concluded. Tim Johnson was directed to bring samples of sand mining ordinances to the Planning Commission later this year.

d. Height restrictions on accessory buildings in B-1 Residential.

The zoning ordinance and building code define the height of the building from the ground to the eaves and adds half the height from the eave to the peak of the roof. Chapter VI 300.293 Height regulations Section 6.03 could be amended to remove the words, “maximum height of ten feet at the eaves,” which would allow the homeowner to store motor homes. Tim Johnson will prepare a draft for the next regular meeting.

- e. Robert Wagner discussed the size of highway signs. Discussion ensued about amending the Ordinance to allow for an increased size in the signs for safety and visibility purposes. The Board of Appeals required one applicant limit the amount of data on the sign, increase the size of the letters, and increase the size of the sign. Tim Johnson will investigate this issue and report to the Planning Commission at the next regular meeting.
 - f. Part of Section 30 was rezoned to Rural Estates. The question raised was whether to rezone the entire section to Rural Estates.
 - g. Concerns that there may be errors on the Master Plan and the Zoning maps. The township attorney stated he had no record that properties north of 146th Avenue and east of the expressway were rezoned to industrial. Robert Wagner produced a map dated 1970 which labeled the land in question as zoned industrial.
 - h. Landfill questions arose. There is no support from the Township Board to expand landfills into Dorr Township. Sunset Waste Services proposes to construct a solid waste transfer facility at 4578 Division. A Public Hearing will be scheduled for the request for a special use permit.
9. Commissioner Comments
 Karen Slater thanked the Board for the flower memorial the Board sent to her husband Paul’s funeral.
 City of Saugatuck is hosting a ZBA training on June 3, 2003. Board members should contact the Township Office if interested in attending.
10. A Motion was made by Doug Montgomery and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next scheduled regular Planning Commission meeting is June 17, 2003.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
 Secretary