

**Dorr Township Planning Commission
November 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, Gordon Lieffers, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: Darwin Huff, Doug Montgomery.
4. The Minutes of the October 21, 2003 meeting were presented.
A motion was made by Gordon Lieffers and supported by Deb Prenatt 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 Gordon DeHaan and Vina DeHaan to rezone the property known as 1521 142nd Avenue from Agricultural to B-1 Residential zoning district was held. Richard Helderop presented. 14 attended.

Discussion: None.

The Public Comment Section was closed at 7:38 p.m.

Larry Dolegowski commented that the wet land located on the property will have to be taken into consideration when a site plan is presented to the Board.

Robert Wagner clarified the definition of B-1 Low-Density.

The rezoning check list was reviewed.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Gordon DeHaan and Vina DeHaan to rezone the property known as 1521 142nd Avenue exempting the first 500 feet which is zoned Commercial, from Agricultural to B-1 Residential 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.

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

8. At 7:41 P.M. the Public Hearing to consider the request of James Maynard for a special use permit which would allow him to construct a four season room on the back of his home located at 1456 142nd Ave, Dorr Michigan, which is located in the E-Commercial Zoning District was held. James Maynard presented. 13 attended.

Discussion: Mr. Maynard intends to construct a glass walled 15' x 30' 4-season room located on the back side of his home with a tornado shelter underneath. Because his home is located in the E-Commercial Zoning District he is required to present his proposal at a Public Hearing before he can obtain a building permit. There were no public comments.

The Public Comment Section was closed at 7:45 P.M.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by James Maynard for a special use permit which would allow him to construct a four season room on the back of his home located at 1456 142nd Ave, Dorr Michigan, which is located in the E-Commercial Zoning District be approved as it has been demonstrated that the proposed project is compatible with adjacent uses of land; consistent with, and promotes the intent and purpose of Ordinance 300.220; is compatible with the natural environment; is consistent with the capacities of public services and facilities affected by the proposed use; protects the public health, safety, and welfare.

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

9. At 7:48 P.M. the Public Hearing to consider the request of Craig DeBruyn for a special use permit which would allow him to construct a private road on the property 4123 24th Street was held. Craig DeBruyn presented. 14 attended.

Discussion: Mr. DeBruyn intends to construct a private road along the north border of his property in order to split his 10 acre parcel into 4 residential lots. The land division cannot be approved until the private road is approved. The 1997 Land Division Act allows for the split of this property as proposed. Mr. DeBruyn stated the 3 proposed lots perked and would require a 2-foot above ground septic system. He said he obtained a permit to cross the County Drain.

Jim Kacos asked for clarification of the proposal and voiced concerns about the drainage ditch and the possibility of other property owners in the neighborhood splitting their acreage. He also questioned the process of the Special Use Permit.

Cal DeGood questioned the location of the proposed street and was concerned about the drainage and localized flooding. He was also concerned about other property owners building private roads.

Gerald Mapieralski expressed concerns about emergency fire equipment being able to service the homes on the proposed lots.

Patty DeGood questioned if there was a requirement prohibiting placing the private road on the lot line (there is not).

Robert Wagner explained some of the provisions of the Private Road Ordinance which addressed the concerns presented by the audience. Tim Johnson added that private roads have to be separated by a minimum of 250 feet.

Tim Johnson explained that the documents presented by the applicant were incomplete such as needing drainage plans, bridge plans able to support 40,000 pound fire department equipment,

complete drawings including the location of all structures on the property and on adjoining property.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by Craig DeBruyn for a special use permit which would allow him to construct a private road on the property 4123 24th Street be tabled to the next regular Dorr Township Planning Commission meeting on December 16, 2003 to allow Mr. DeBruyn the time to provide the documents needed for approval of the Private Road (Ordinance Section 4.16).

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

10. At 8:12 P.M. the Public Hearing to consider the request of Nancy Brinks to rezone the property known as 4192 14th Street Wayland from Agricultural to B-2 Residential zoning district was held. Nancy Brinks presented. 10 attended.

Discussion: Ms Brinks intends to rezone the 40 acres owned by her late parents, minus the 500 feet currently zoned E-Commercial, from Agricultural to B-2 Multi-family Dwelling. There were no comments from the public.

The Public Hearing to consider the request by Nancy Brinks to rezone the property known as 4192 14th Street Wayland from Agricultural to B-2 Residential zoning district will be held at the December 16, 2003 Dorr Township Planning Commission meeting because although the adjacent property owners were noticed by mail, the Public Hearing was not posted in the newspaper.

11. Old Business:

- a. Commercial Vehicle Parking Ordinance

Tim Johnson reported that absent a Township Ordinance the Allegan County Sheriff's Department would only issue a citation if trucks parked in a residential zone posed a traffic hazard. However, the Sheriff stated that deputies assigned to this district would enforce an Ordinance banning trucks from parking in residential zones.

A motion was made by Gordon Lieffers and supported by Deb Prenatt to hold a Public Hearing on the Parking Commercial Vehicles in Residential Zones and the Dorr Township Commercial Vehicle Parking Ordinance at the December 16, 2003 Dorr Township Planning Commission Meeting. All Aye. Motion Carried.

12. New Business:

- a. Dorr/Leighton Water Works

Robert Wagner read a letter dated 11/7/03 requesting approval to place a logo for Moosetracks Ice Cream on the water tower.

Steve Roelofs and Wally Bluhm presented.

Discussion: MDOT regulates billboards within 600 feet of the highway and approval from MDOT will be required.

The approval for the water tower included the provision that the words “Dorr/Leighton Water Works” be on the structure.

The applicants is willing to revise the proposed sign to include the required wording. Tim Johnson requested time to study the Sign Ordinance before the Planning Commission makes a decision on this matter.

This issue will be placed on the agenda for the December 16, 2003 Dorr Township Planning Commission meeting.

- b. The City of Wayland notified Dorr Township via a letter dated 10/27/03 that they are updating their Master Plan.
 - c. James Maynard questioned the zoning of property along 142nd Avenue between 14th and 16th Streets. Robert Wagner informed him that the E-Commercial zoning has been in effect since 1956.
 - d. Tim Johnson explained that a Special Land Use for Non-conforming Structures could be approved by the Zoning Administrator which would allow applicants to avoid the expense of a Public Hearing. The consensus of the Board members was to not change the current system.
 - e. Tim Johnson plans an analysis of the B-2 Zone for the next meeting.
13. Commissioner Comments
None.
14. A Motion was made by Deb Prenatt and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:55 P.M.

The next scheduled regular Planning Commission meeting is December 16, 2003.

Respectfully Submitted,
Karen Ann Slater

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Secretary