

**Dorr Township Planning Commission
October 21, 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, Gordon Lieffers, Doug Montgomery, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the September 16, 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
A motion was made by Robert Wagner and supported by Gordon Lieffers to amend the agenda to include a public hearing for a zoning change. All Aye. Motion carried.
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. Gordon DeHaan presented. 9 attended.

Discussion: Mr. DeHaan explained that his mother who lives in a care center owns the property. The family wants to rezone the back 17 acres of the property for future residential development. The frontage would remain zoned Commercial for 500 feet deep. The property was surveyed and is ½ mile deep. The property is approximately 60% sandy soil (which has been rented to a local farmer for crops) with a muck/soft ground center running from the east to west borders. Approximately 20% of the land is maple tree forest. There was some discussion as to the drainage system in place.

Ethan Dozeman had questions regarding the location on the zoning map and the color coding of zoning districts.

Gerald Joubert questioned the minimum lot sizes in B-1 Residential. Robert Wagner explained that all three residential zones require a minimum of 100' x 150' (roughly 1/3 acre) but if the plat is serviced by water and sewer the lots could be 12,000 square feet. Tim Johnson explained that this 18 acre parcel is Master Planned for low density residential.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Gordon DeHaan and Vina DeHaan to rezone the property known as 1521

142nd Avenue from Agricultural to B-1 Residential zoning district be adjourned to the November 18, 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.

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

8. Old Business:
None.

9. New Business:

a. Agricultural Zone District property splits.

The current ordinance does not include the road right of way in the total area of the lot. Other communities count the road right of way. Thus a one-acre lot is really minus 6,600 square feet of usable land. A motion was made by Gordon Lieffers and supported by Deb Prenatt to not change Section 14.04 Subsection E of the Dorr Township Zoning Ordinance. Roll Call vote: Dolegowski-Yes, Huff-No, Lieffers-Yes, Montgomery-Yes, Prenatt-Yes, Slater-Yes, Wagner-No. Members Absent: None. Motion carried.

b. Lot line issues in E-Commercial Zone district

The owner of the mall plans to sell a portion of the mall and needs to have a zero lot line which is not in agreement with the current ordinance. The consensus of the Board was that the applicant apply for the variance so that the issue may be studied carefully rather than changing the ordinance.

c. Section 14.04 (d) and (e)

PCI and the Township Attorney are having problems with this section of the Ordinance because it is not in concert with the current Lot Area and Land Divisions Act. Tim Johnson will review the issue and report to the Board at the December 16, 2003 meeting.

d. Driveways in Residential districts

Doug Montgomery voiced concerns about the lack of enforcement of driveway permits because private individuals are constructing multiple driveways which exit onto public streets from limited frontage lots.

e. Sign Ordinance Enforcement

Doug Montgomery voiced concerns that the Township is allowing persons to flaunt the Sign Ordinance by parking automobiles with "For Sale" signs in the Township Offices parking lot.

f. Special Use Permits Enforcement

The Zoning Administrator is responsible for enforcement of Special Use Permits. The Civil Infraction Ordinance can be utilized, a summons issued, and fines levied against persons who fail to follow the requirements of the Special Use Permit.

g. Commercial Vehicle Parking Ordinance

The first reading of the first draft of the proposed Commercial Vehicle Parking Ordinance was conducted. This ordinance is not intended to prohibit motor homes or pickup trucks from parking in Residential Zone districts. The following issues were discussed: the vehicles must be parked on private property (not on the street); vehicles can not be parked in districts in which the lots are smaller than 2-acres; commercial vehicles used in the farm industry (i.e. milk trucks) would be exempt.

Tim Johnson will discuss these issues with the township attorney and consult with the Allegan County Sheriff to determine whether the County has any current enforcement authority on this subject. Tim Johnson will present the second draft at the December 16, 2003 meeting.

10. Commissioner Comments

Robert Wagner reminded the Board that the deadline to register for the October 30, 2003 seminar is 10/21/03.

11. A Motion was made by Doug Montgomery and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:45 P.M.

The next scheduled regular Planning Commission meeting is November 18, 2003.

Respectfully Submitted,

Karen Ann Slater

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Secretary