

**Dorr Township Planning Commission  
August 17, 2004 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 July 20, 2004 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 Salvatore D'Angelo to rezone his property from B-2 Residential Zoning District to the D-Commercial Zoning District was held. Salvatore D'Angelo presented. 17 attended.  
Discussion:  
Mr. D'Angelo plans to sell the building and land to a person who wishes to use it for a warehouse for his tile business.  
Dave McCall asked what businesses were allowed in D-Commercial Zone. Karen Slater read the list.  
Joyce Terpstra-traffic, safety, parking issues, set back lines, other buildings available in Moline.  
Don Peet-safety and traffic concerns.  
Jim Stringham-questioned if the proposal was "spot zoning," suggested the applicant apply for a Special Use Permit or a variance instead of rezoning the property.  
Ken Mead Sr.-safety and traffic concerns, agrees to the special use permit concept.  
Steve Sanger-letter dated 8/15/04 was read-opposed to rezone due to traffic, parking, and safety concerns.  
Robert Wagner explained that special use permits and variances can't be applied for until the applicant is denied his request.  
Darwin Huff said the best use for the property and building was for a warehouse or that the neighbors should purchase and divide the property and remove the existing building.

Larry Dolegowski commented that he agreed with Darwin Huff and that an empty building on the site creates a safety hazard.

General discussion ensued regarding the use and zoning of the property in the area surrounding the property and that the intended use for a warehouse was acceptable but the concern was that once the property was re-zoned it could be used for other purposes which although allowed in D-Commercial Zone may not be appropriate for the area.

The Public Comment Section was closed at 7:48 P.M.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Salvatore D'Angelo to rezone the property described as The South 59.5 feet of the East 80 feet of Block 2 of the Village of Moline, being in Section 12, T4N, Range 12 West bordered on the east by 12<sup>th</sup> Street from B-2 Residential Zoning District to the D-Commercial Zoning District be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for DENIAL as it has been demonstrated that the project does not conform with the set-back and parking requirements for the D-Commercial Zone and would be considered spot zoning.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Lieffers-No, Montgomery-Yes, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

8. Site Plan Review-Gary Walters

Chad Everts of Nederveld & Associates presented. 8 attended.

Discussion:

The project consists of a greenhouse for retail sales on leased land with a gravel driveway so that the property could be returned more readily to its current state. The proposed business would be seasonal and additional greenhouses may be added if needed.

Concerns were expressed about traffic and safety issues related to the location of the drives into the mall and other businesses across the street.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Gary Walters for approval of the site plan dated 8/10/04 for a greenhouse for retail sales at permanent parcel number 03-005-15-091-50 be tabled until the applicant provides addition information on the plan including the location of the mall drain and the location of all driveways across the street in front of said property.

Roll Call vote: Dolegowski-Yes, Huff-Yes, Lieffers-Yes, Montgomery-No, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

9. At Site Plan Review-FSK Ventures 1

Jim Rozema and Scott Weir of Williams & Works presented. 5 attended.

Discussion:

The proposal is for a warehouse used for short term storage as retail goods are delivered, sorted, and routed in smaller quantities to stores. The Site Plan checklist was reviewed

and the proposal met all the requirements except for noting the type and location of lighting on the building and on the site.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by David & Judith Westra of FSK Ventures 1 for approval of the site plan dated 8/6/04 for construction of a 25, 200 Sq/ft trucking facility that will provide short term storage of goods with a 1,500 sq/ft. attached office at 4578 Division, Dorr MI 49323 be recommended for approval as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following conditions:

The applicant will submit a cut sheet with the quantity and type of lighting and location of each fixture on the building and on the site to Chairman Wagner.

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

10. Old Business:

None.

11. New Business:

The Statewide Land use Conference is August 30-31 in Lansing.

The city of Wayland submitted their plan for comment.

The property located on the NW corner of 144<sup>th</sup> Ave. and 12<sup>th</sup> Street needs inspection for possible civil infractions.

The property behind the Westhouse Home Improvement in Moline may be in violation with the Weed Ordinance.

12. Commissioner Comments

Election of officers was not held at this meeting in accordance with the by-laws due to the delay by the Township Board in appointing the members for the next term. Discussion ensued about the process used to appoint/re-appoint members of the Planning Commission.

13. A Motion was made by Doug Montgomery and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 9:04 P.M.

The next scheduled regular Planning Commission meeting is September 21, 2004.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary

