

**Dorr Township Planning Commission  
December 21, 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, Gordon Lieffers, Doug Montgomery, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the November 9, 2004 special 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. The Minutes of the November 16, 2004 meeting were presented. A motion was made by Deb Prenatt and supported by Gordon Lieffers to approve the minutes as presented. All Aye. Motion carried.
6. Changes or Additions to the Agenda  
None.
7. Public Comments  
None.
8. At 7:30 p.m. the Public Hearing to consider the request of David and Minnie Roberts Trust and Accord Development for the rezoning of parcel #305-036-001-00 from Agricultural Zoning District to Rural Agricultural Zoning District was held. Ron VanSingel of Nederveld & Associates presented. 15 attended. Discussion: The plan is to create a community for horse enthusiasts which consists of lots that are a minimum of 3 acres/265' frontage, a riding trail around the perimeter, and a private riding arena. Tim Johnson reviewed the 12/21/04 Main Street Planning Company report. Norm Fifelski asked how far away was the nearest paved street (hard surface for a short area of 138<sup>th</sup> Avenue). Tami VanHaitsma asked for clarification that the entrance to the community is off unpaved 12<sup>th</sup> Street and questioned whether the riding arena would be open year-round (plan for a temporary cover for the 60' x 120' arena. Dorothy Tylzynski asked who would maintain the perimeter trail (the association) and what was the size of the proposed common area (less than 2 acres). Larry Dolegowski expressed concern about the ability of 12<sup>th</sup> Street to handle an increase in traffic even though improvements were made to 12<sup>th</sup> Street this year. Tim Johnson explained that the requirement for sidewalks can be waived when lot widths exceed 100'.

The Public Comment Section was closed at 8:01 P.M.

The rezone checklist was reviewed.

The applicant withdrew the request to rezone the property from Agricultural to Rural Agricultural and asked that the application fee be transferred to a request for a public hearing to request a rezone to a PUD Rural Agricultural zone.

9. At 8:26 P.M. the Public Hearing to consider the request of the County of Allegan for a special use permit which would allow the construction, maintenance and use of the property formerly owned by John & Josie Bysterveld which is bordered on the north by 142<sup>nd</sup> Avenue and on the west by 14<sup>th</sup> Street was held. Kevin Ricco presented. 13 attended. Discussion: The plan dated 10/19/04 for Phase I of a passive recreation and environmental education park was reviewed. Phase II includes plans for flush toilet facilities, paved drives, a pond stocked with fish, and additional interpretive signage. Tim Johnson reviewed the 12/21/04 Main Street Planning Company report.

The Public Comment Section was closed at 8:42 P.M.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request of the County of Allegan for a special use permit which would allow the construction, maintenance and use of the property formerly owned by John & Josie Bysterveld which is bordered on the north by 142<sup>nd</sup> Avenue and on the west by 14<sup>th</sup> Street and the site plan for Phase I dated 10/19/04 and for Phase II as described in these minutes 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 Section 4.32 General Standards for Special Land Uses; 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, Montgomery-Yes, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

10. New Business:

- a. Site Plan review for Moline Christian School Stevan J. Juczuk of Design Works presented. 11 attended. Discussion: The project consists of an addition of 2 classrooms to the school with a landscape buffer. The plan includes 78 parking spaces which are 31 spaces short per the requirements of the ordinance (2 spaces per classroom x 13 classrooms and 1 space for every 3 seats in the gym-83 seats). Vince Douma stated parking is not an issue for day-to-day use of the school. Additional parking on the side street has been used for special events. The site plan review checklist was completed.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Moline Christian School for approval of the site plan dated 12/06/04 for an addition to the school located at property tax I.D.#0305-012-035-00 be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Based upon the applicant's assertion that parking is adequate to meet the needs of the school.

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

b. Site Plan review for Karl Keizer (South Kent Equipment Sales).

Bryan Drake of Drake & Company presented. 7 attended. Discussion: The plan consists of an addition to the existing structure, which is expected to be leased by a plumbing company. No additional driveways, curb cuts, or streetlights are planned. There will be can lighting under the canopy on the front of the addition. There will be no additional watershed as the area already was a hard surface (asphalt parking lot). The siding on the front of the building will be replaced. Parking for employees is planned in the rear of the building. The site plan review checklist was completed.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Karl Keizer of South Kent Equipment S for approval of the site plan dated 12/10/04 for a 1,920 foot addition to the building located at 4524 Division, Moline-property tax I.D.#03-05-012-008-10 be [approved/denied] as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following condition:

All parking areas must be indicated on the plan.

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

11. Old Business:

Karen Slater presented a Summary of the 2004 meetings and the 2004 Work Plan. The Township Board addressed the issue of residential developments served by unpaved roads on June 3, 2004 when a "Resolution Limiting the Rezoning of Property for Residential Development Which is Served by Unpaved Roads" was adopted.

12. Commissioner Comments

a. Tim Johnson will provide a Work Plan for 2005 at the January meeting.

b. A seminar on the Purchase of Development Rights is available. Anyone interested in attending should contact the Township Office.

c. A motion was made by Doug Montgomery and supported by Gordon Lieffers to set the 2005 Dorr Township Planning Commission meeting dates for the 3<sup>rd</sup> Tuesday of every month at 7:30 p.m. All Aye. Motion Carried.

d. Holiday greetings were shared.

13. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 9:31 P.M.

The next scheduled regular Planning Commission meeting is January 18, 2005.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary