

**Dorr Township Planning Commission  
February 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 January 20, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Deb Prenatt to approve the minutes as corrected (Lieffers misspelled in sections 10-a and 13). All Aye. Motion carried.
5. Changes or Additions to the Agenda  
None.
6. Public Comments  
Michele Bieber questioned if the Board had any plans to alter the Master Plan in the North Dorr area as she has 60 acres of land with 1100 foot of frontage on 108<sup>th</sup> Avenue and is considering future development options.
7. Old Business:
  - a. E-Commercial Lot Line Issue

A motion was made by Darwin Huff and supported by Doug Montgomery to hold a Public Hearing at the March 16, 2004 Planning Commission meeting to change Section 9.04(b) (3) in the Side Setback in Commercial Zones ordinance to read as follows: "There shall be no side yard requirement when a lot in the C District abuts a zoning district other than an A, B, RA, or RE zone except in cases when it is not desired to build to the side lot line, in which case a minimum side yard of eight feet shall be required." All Aye. Motion Carried.

b. B-2 Zone Analysis

A motion was made by Gordon Lieffers and supported by Larry Dolegowski to hold a Public Hearing at the March 16, 2004 Planning Commission meeting to amend the B2 Chapter to delete references to mobile home parks and to amend the B3 chapter to delete language not related to mobile home parks. All Aye. Motion Carried.

- c. Work Plan items for 2004
  - i. The Public Hearing for the Commercial Vehicle Parking Ordinance originally planned for the December 2003 meeting will be held at the March 16, 2004 Planning Commission meeting.
  - ii. The pros and cons for adopting a Mineral Mining Ordinance were discussed. The consensus of the Board was not to take any action at this time.
  - iii. Tim Johnson will study the issue of service drives along 142<sup>nd</sup> Avenue and present his findings at a future meeting.
  - iv. Tim Johnson will bring revisions of the Site Plan Review Chapter to the April 2004 Planning Commission meeting. The site plan check list will be amended to make it more user friendly.
  - v. Tim Johnson will meet with the township attorney and prepare a draft "Condition to Rezone" which will require that all land rezoned for the purpose of residential development about an existing paved road.
  - vi. A motion was made by Larry Dolegowski and supported by Darwin Huff to hold a Public Hearing at the March 16, 2004 Planning Commission meeting to amend the Ordinance so that the lot size in the Rural Estate and Agricultural Zone districts is measured from the center of the road. All Aye. Motion Carried.
  - vii. Tim Johnson will review the proposed Weed Ordinance and present the issue for discussion at a future meeting.
  - viii. The Township Attorney, Steve McKown, is directed to prepare a response to the proposed Street Address Number Ordinance for discussion and public hearing.
  - ix. The issue of splits for residential purposes in the Agricultural Zone will be discussed at a future meeting.

8. New Business:  
None.

9. Commissioner Comments

a. Doug Montgomery questioned whether the Allegan County Planning Commission had heard any of the requests denied by the Dorr Township Planning Commission. Robert Wagner explained that the Allegan County Planning Commission did not hold a meeting last month but that the law allowed the petitioners to approach the Dorr Township Board at their next meeting. Larry Dolegowski reported that these issues were not on the agenda for the March 2004 Township Board meeting.

b. Robert Wagner commended Larry Dolegowski for supporting the actions of the Dorr Township Planning Commission when a member of the audience criticized the work of the Board at the January meeting.

c. Tim Johnson is sending a revised proposal for review of the Master Plan to the Dorr Township Board.

10. A Motion was made by Deb Prenatt and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:40 P.M.

The next scheduled regular Planning Commission meeting is March 16, 2004.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary