

**Dorr Township Planning Commission
January 20, 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 December 16, 2003 meeting were presented. A motion was made by Gordon Lieffers and supported by Larry Dolegowski to approve the minutes as corrected to change the address of Nancy Brinks to 4192 14th Street Dorr Michigan even though it is a Wayland mailing address. 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 Robert DeYoung to rezone property from the Agricultural Zoning District to the B-1 Residential Zoning District was held. Robert DeYoung presented. 25 attended. Discussion: asking for rezone to match the Master Plan.
Linda Dumond-lives next door to property-asked for clarification of B-1 Zone and what type of housing allowed. Robert Wagner and Tim Johnson provided the definition and explained the process of development. She had concerns about water problems. Robert Wagner explained the approvals required by the DEQ, County Drain Commission and that no one is allowed to discharge their water onto another's property. The concern of the expense of upgrading the dirt road to a paved road was expressed as was concerns about losing farm land and that the Township is "plopping" housing developments "anywhere" without planning.
Larry Dolegowski responded to Ms. Dumond's comments regarding "plopping developments anywhere." He pointed out the Master Plan map on the wall and discussed the long-range plans that have been done.
Doug Montgomery explained the purpose of this meeting was to rezone the property rather than a site plan review.
Tim Johnson explained that new comers will move into a plat with paved road but exit onto 144th (unpaved) road. There is no law requiring the developer to pave 144th Avenue. He pointed out that the Master Plan which has been in place for over 10-years and that the property in question is planned for residential use.

Larry Dolegowski explained that developers help to pay the expense of paving the roads and the budget gets changed to accommodate this request at the expense of other projects. David Huntley-lives across from the property. Asked what the current property owner's plans are after the rezoning. Expressed concerns about well-water in the area and whether the district can tolerate additional wells and that construction traffic will damage the road. Larry Hansen-expressed concerns about well-water and the condition of 144th Avenue. Donald Talsma-concerned about the condition of 144th Avenue and the inability to withstand the extra traffic.

Robert DeYoung replied that he is looking at the site condo type project with larger size lots.

Jack Morren-brother-in-law to Mr. DeYoung, stated they intend to have larger parcels. Some of the land does not perk. They plan a pond in the low ground. Possibly have 1-acre lots in some of the areas. They have not contacted an engineer to lay-out a plat yet.

The Public Comment Section was closed at 7:55 P.M.

Doug Montgomery voiced the opinion that the neighboring farmers have no plans to stop farm operations at this time. He stated this is not the time to rezone this parcel of land. Gordon Loeffers expressed the need to follow the Master Plan and that the issue of gravel roads has been faced before.

Discussion ensued as to the ownership of neighboring properties. The property to the south was rezoned already and the two property owners could combine a project and avoid having traffic exit onto 144th Avenue.

Robert Wagner asked the Sennekers if they had plans for development of their property. They have no current plans.

Robert Wagner asked Tim Johnson if the Board was allowed to table the request in order to think about the public comments. The Master Plan allows for this rezone but questions the timing of the request. The question is not so much "if" it should be residential but rather, "when" it should be residential.

Rezoning checklist was not reviewed.

A motion was made by Doug Montgomery and supported by Darwin Huff that the request by Robert DeYoung to rezone the property located at 1538 144th Ave. Dorr Michigan from the Agricultural Zoning District to the B-1 Residential Zoning District be recommended for denial to the Allegan County Planning Commission and the Dorr Township Board based upon the negative impact on the existing neighboring agricultural properties and because the condition of 144th Avenue would not withstand the additional traffic in its current state.

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

8. At 8:17 P.M. the Public Hearing to consider the request of Steven Schweitzer, Alan Schut, and Rex & Ruth Judy to rezone property from the Rural Estate Zoning District to the E-Commercial Zoning District was held. Alan Schut

presented. 6 attended. Discussion: A letter was read from Ron and Kim Peuler which voiced a request not to rezone the property. Mr. Schut stated his business (industrial distributor of nuts and bolts) has outgrown his property and he wishes to purchase the land in question and build 11,900 square foot building on the Rex Judy land. The property in the industrial district is cost prohibitive. Larry Dolegowski voiced concerns regarding the commercial property not in use on the east side of the district. Expansion on his current property would be limited and be a temporary measure. His business continues to grow and he has exceeded the capacity of his current space. He anticipates the addition of at least 3 more jobs in the near future.

Tim Johnson reminded the Board that the Master Plan recommends Rural Estate and that this request would encourage strip commercial development and set precedence that would make it difficult to deny future requests.

Robert Wagner said that the original plan was to allow E-commercial zone along the entire length of 142nd Avenue. He commented that he would not encourage residential development on this busy street.

The Public Comment Section was closed at 8:37 P.M.

Gordon Lieffers questioned why the change was made in the past and that the zoning was originally planned as commercial zone. He was concerned about the loss of an employer in the area.

Robert Wagner stated the change was made in the Master Plan was in 1964.

Larry Dolegowski stated he was against extending the commercial district to that section of the township and when current commercial zoned land is not developed.

The rezoning checklist was reviewed.

A motion was made by Gordon Lieffers and supported by Karen Slater that the request by Steven Schweitzer, Alan Schut, and Rex & Ruth Judy to rezone the property identified as permanent parcel numbers 036-00 and 036-20 from the Rural Estate Zoning District to the E-Commercial 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 although the project does not conform with the Township Master Plan, it meets requirements number 1, 2, 4, 5, 6, 8, and 9 of the rezoning check list, and is compatible with the current use of adjoining property, and the location of the property is on one of the busiest roads in the township.

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

9. Marcy Colclough and Diane Hornbrook from the Allegan Conservation District-Presentation Little Rabbit River Watershed.

The Rabbit River Watershed consists of 96,500 acres of land. The DEQ provided a grant. A local steering committee developed a plan to improve water quality in this watershed area. Land Use Issues Identification and Planning/Zoning Techniques lists were reviewed and needs discussed. All six townships will be given the opportunity to express interest in

sharing the grant. They plan to analyze the needs and requests of the six townships in the next month and allocate the resources accordingly.

Robert Wagner identified the need to update the Master Plan and the lack of funds available from the township for this project.

10. Old Business:

a. GVL Excavating-Site Plan Review

Dave Smies Grand Real Estate presented. 7 attended. Discussion:

The issues identified during the December 16, 2003 meeting were identified on the current plan.

Peter Kailing with King and MacGregor Environmental did a wetlands determination study. Delineated the site and flagged the boundaries of the wetlands and placed the boundaries on the map. The upper land is blocked by the wetlands. They are not high-quality wet-lands but the area does meet the definition of wet-lands. The state statute Michigan Wetlands Act prohibits blocking access to the higher land. It is unlikely that a permit would be denied.

An 18-month temporary easement has been granted for construction purposes and a permanent easement for a shared driveway has been obtained with the neighboring property owners.

Tim Johnson stated the applicant has done an excellent job and the

A motion was made by Larry Dolegowski and supported by Gordon Leiffers that the request by Gordon VanLaan for approval of the site plan dated 1/14/04 for construction of a 70' x 80' metal building with a 20' x 30' office located at permanent parcel #030501200100 be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance and the applicant has an easement for a shared driveway and the DEQ will likely grant the crossing of the wetlands and subject to approval from the Allegan County Drain Commissioner.

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

b. Dorr/Leighton Water Tower sign

The letter dated 12/22/03 from the township attorney indicated the issue is in the hands of the Zoning Administrator.

11. New Business:

a. Bob Wagner-E-Commercial lot line issue.

Zero-lot lines are an issue in strip malls when there is individual ownership of the units. Tim Johnson will prepare a sample revision.

b. Tim Johnson-B-2 Zone analysis

Language was not taken out of the ordinances even though the ordinances were revised. Amending these ordinances requires a public hearing.

c. Work plan items for 2004

Issues to be addressed at the next regular planning commission meeting.

12. Commissioner Comments
None.

13. A Motion was made by Gordon Leiffers and Supported by Deb Prenatt to adjourn.
All Aye. The meeting was adjourned at 10:00 P.M.

The next scheduled regular Planning Commission meeting is February 17, 2004.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary