

Dorr Township Planning Commission
March 16, 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 February 17, 2003 meeting were presented.
A motion was made by Gordon Lieffers and supported by Darwin Huff to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Public Hearings:
 - a. At 7:30 P.M. the Public Hearing to consider an amendment to Section 9.04(b) (3) in the Side Setback in Commercial Zones ordinance was held. One attended.
Discussion: The Federal Fire Code requires a firewall unless a building is 10 feet from the property line (excluding walls with windows). PCI recommends the new ordinance read 10.1 feet rather than 8 feet.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to amend 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 more than 10 feet shall be required."

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

- b. At 7:40 P.M. the Public Hearing to consider an amendment to Sections 6.06(b), 7.06(b), and 8.06(d) was held. One attended. Discussion: combined with item "c."

A motion was made by Doug Montgomery and supported by Deb Prenatt to amend Sections 6.06(b), 7.06(b), 8.06(d), and Chapter 5-B which would prohibit the outdoor parking of commercial vehicles on lots of less than two acres in the A, B-1, B-2, and Conservation Subdivision PUD zoning districts in accordance with the proposed Dorr Township Commercial Vehicle Parking Ordinance.

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

- c. At 7:40 P.M. the Public Hearing to consider the Dorr Township Commercial Vehicle Parking Ordinance was held. One attended.
Discussion: Mike Permoda questioned the intent of the proposed ordinance. The Township Attorney was concerned that a “1-ton” restriction would be too strict. Dual wheel vehicles such as recreational vehicles could exceed the 1-ton capacity limit. The consensus was that 1.5 tons would be a better limit.

A motion was made by Doug Montgomery and supported by Deb Prenatt to approve the Dorr Township Commercial Vehicle Parking Ordinance dated 3/16/04, with the addition in Section 3 of Conservation Subdivision PUD, and the change in Section 4 from “one ton capacity” to “1.5-ton capacity.”

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

- d. At 7:52 P.M. the Public Hearing to consider an amendment to the B-2 Residential District Section 8.04(c), 8.05, 8.06(b) and 8.06(c) was held. One attended.
Discussion: Mobile home parks are not allowed in the B-2 Residential District thus references to mobile homes were superfluous in this section of the ordinance.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers to amend B-2 Residential District Section Ordinance to delete sections 8.04(c), 8.06(b) and 8.06(c) (requirements pertaining to mobile home parks) and to amend Section 8.05 Minimum Floor Area in the B-2 Zone to read: “Each single family and two family dwelling shall have minimum floor area as is required in the B-1 District. Each multi-family dwelling shall have minimum floor area as follows: One bedroom unit, 700 square feet per unit; additional bedrooms shall require an additional 100 square feet of floor area for each additional bedroom.”

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

- e. At 7:55 P.M. the Public Hearing to consider an amendment to Sections 6.04(d), 7.04(d), 12.04(d), 13.04(d), 13A.04(d), and 14.04(d)(6) was held. One attended. Discussion: Mike Permoda asked for clarification of this amendment. Deb Prenatt questioned whether a property owner would be taxed for the additional property.

The Public Comment Section was closed at 8:03 P.M.

A motion was made by Darwin Huff and supported by Larry Dolegowski to amend Ordinance #6 Sections 6.04(d), 7.04(d), 12.04(d), 13.04(d), 13A.04(d), and 14.04(d)(6) to allow the road right of way to be included in the minimum required lot area in Residential, Agricultural, Rural Agricultural, Rural Estates and Industrial zoning districts and to add Section 3.32A, definition of Lot Area.

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:
Deb Prenatt questioned whether the building height limit was approved by the Township Board. Larry Dolegowski stated it was.
9. New Business:
 - a. Discussion of noxious weed ordinance.
Tim Johnson will review the State's definition of noxious weeds and prepare a sample free standing law for control of weeds in the A, B-1, B-2, B-3, Conservation Subdivision PUD, and Commercial districts for lots of 30,000 square feet or less.
 - b. Discussion of lot split regulations in the Agricultural Zone.

The Land Division Act of 1997 allows more splits than currently allowed by Dorr Township.
Robert Wagner will contact PCI to determine how many lots are possible in the Agricultural zone under the current regulations and how many are possible under the Land Division Act of 1997.
This issue will be discussed at a future meeting when more information is available.
10. Commissioner Comments
Robert Wagner read a letter from Steve McKown dated 3/10/04, which explained that the Allegan County Planning Commission voted to disapprove the zoning change request of Schut/Schwitzer/Judy. The Dorr Township Board will rule on the request at their next meeting.

Steve McKown is reviewing a sample policy to regulate zoning requests for property located on gravel roads. The policy would allow the Township to require that the property owner pave the gravel road when a request is made to rezone Agricultural land to the B-1 and B-2 zoning districts.
11. A Motion was made by Deb Prenatt and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:50 P.M.

The next scheduled regular Planning Commission meeting is April 20, 2004.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary