

**Dorr Township Planning Commission
May 18, 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 April 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 Wayne Larsen, Robert Larsen, and Mark Hamersma to rezone parcel "A" from Agricultural Zoning District to B-1 Residential district and Parcel "B" from the C-Commercial Zoning District to the B-1 Residential Zoning District was held. Mike Bruggink presented. 36 attended.
Discussion: The current land use was described (agricultural with one house, barn, and out-buildings), wet land areas were defined, drains and creek areas were highlighted, and a preliminary concept plan for use of the land (30 acres for single family homes, 13.5 acres for duplexes, 3-3.0 acre commercial lots along 142nd Avenue, and a 3.1 acre parcel along 142nd Avenue that is too wet for commercial use to be developed for home sites) was presented.
Jim Potter expressed concerns about drains and traffic.
Dave Dumond expressed concerns about drains.
Ron Potter expressed concerns about new home owners having possible objections of current farming operations.
Dave Smies represented Gordon DeHaan whose adjacent property was already rezoned. He stated Mr. Hamersma is preparing a site plan for their property also.
Ralph Lettinga expressed concerns about sewer, traffic, and farming operations and stated he wanted his land rezoned also.
Don Sloan questioned when 142nd Avenue improvements were anticipated.
David Huntley expressed concerns about road improvements relative to the onset of new developments.
Larry Dolegowski answered questions about the planned improvements of 142nd Avenue.

The Public Comment Section was closed at 7:53 P.M.

Larry Dolegowski stated he had no concerns with the rezone but was concerned about the roads.

Doug Montgomery stated he felt the infrastructure was not in place to support the rezone request.

Robert Wagner stated the economy will dictate the pace of development and discussed options for traffic control.

Tim Johnson stated the Board needed a significant reason to deny this project in light of approving the rezone request for the neighboring property.

A motion was made by Deb Prenatt and supported by Karen Slater that the request by Wayne Larsen, Robert Larsen, and Mark Hamersma for approval of the rezoning for that part of the southeast ¼ of Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: Beginning at a point 533 feet North of the Southwest corner of the Southeast ¼ of said Section, thence North 2116 feet along the West line of the Southeast ¼; thence East 648 feet along the North line of the Southeast ¼; thence South 1308 feet; thence East 660 feet; thence South 788 feet; thence West 1303 feet to the place of beginning, known as Parcel "A" from Agricultural Zoning District to B-1 Residential district and that the request by Wayne Larsen, Robert Larsen, and Mark Hamersma for approval of the rezoning of that part of the Southeast ¼ of Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: Beginning at a point on the South line of said Section 965 feet East from the Southwest corner of the Southeast ¼ of said Section; thence North 533 feet; thence East 325 feet; thence South 533 feet; thence West 325 feet along the South line of said section to the place of beginning, known as Parcel "B" from C-Commercial Zoning District to the B-1 Residential 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 the project conforms with the Township Master Plan, the proposal met the qualifications of the rezoning check list: the proposed use is compatible with other zoning and land uses in the area; the locations proposed is appropriate for the range of uses permitted in the zone requested; the proposal is consistent with development trends in the area; the proposal is consistent with the Master Plan; the proposal does not constitute spot zoning; and the public utilities and road upgrades are expected in the near future.

Roll Call vote: Dolegowski-Yes (with the comment that the road improvements are needed and the project should be served by public utilities), Huff-No, Lieffers-No, Montgomery-No, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None.
Motion carried.

8. At 8:13 P.M. the Public Hearing to consider the request of Robert DeYoung and Gerald and Betsy Joubert for rezoning of property from the Agricultural Zoning District to the Rural Estate (RE) Zoning District was held. Don DGroot presented. 36 attended. Discussion: The property in question is located approximately ½ mile west of 14th Street on 144th Avenue and consists of 78 acres. Part of the property is currently farmed. Approximately 1/3 of the land is wooded with a

large pond. The property owners requested (and were denied) a rezone to B-1 Residential but have changed their request to Rural Estates which requires a minimum of 1-acre sized lots. The concept plan consists of 30 homes on an average of 2-acre sized lots which is fewer homes per acre than allowed by the RE zone. The applicants recognized that the Board's major concern was the condition of 144th Avenue and stated they are willing to participate in a program whereby they help subsidize the cost of road improvements.

Robert Wagner and Larry Dolegowski discussed that the Township is obtaining accurate estimates for upgrading 144th Avenue and that pending availability of funds this road is scheduled to be one of the first to be improved.

Dave Dumond expressed concerns about the condition of 144th Avenue.

David Huntley expressed concerns about the condition of 144th Avenue and water quality.

Ralph Lettinga expressed concerns about the condition of 144th Avenue and stated he wanted his property rezoned also.

Jim Potter expressed concerns about the need for farmers to use 144th Avenue to go to Moline and expressed concerns about trespassers on farm land.

Al Talsma distributed photos of 144th Avenue to demonstrate his concerns with the condition of the street.

Leonard Holsteg stated he observes drivers "fly past" and in his opinion the drivers are not concerned about the bumps in the road.

Paul Bastian expressed concerns about water quality.

Linda Dumond expressed concerns about possible expenses imposed on current property owners should road or drain improvements be done.

The Public Comment Section was closed at 8:43 P.M.

A motion was made by Karen Slater that the request by Robert DeYoung and Gerald and Betsy Joubert for approval of rezoning of (DeYoung) The east ½ of the Northwest ¼ of Section 14, T4N, R12W, except the East 150 feet thereof, Also except a parcel described as commencing 350 feet West of the North ¼ post of said Section 14, thence South 305 feet, thence West 200 feet, thence North 305 feet, thence East 200 feet to the place of beginning, and (Joubert) The East 150 feet of the Northwest quarter of Section 14, T4N, R12 W; these parcels are bordered on the North by 144th Avenue, from the Agricultural Zoning District to the Rural Estate (RE) 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 the project met the checklist items 2,4 ,5, 7, and 8. The motion died for lack of support.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by Robert DeYoung and Gerald and Betsy Joubert for approval of rezoning of (DeYoung) The east ½ of the Northwest ¼ of Section 14, T4N, R12W, except the East 150 feet thereof, Also except a parcel described as commencing 350 feet West of the North ¼ post of said Section 14, thence South 305 feet, thence West 200 feet, thence North 305 feet, thence East 200 feet to the place of beginning, and (Joubert) The East 150 feet of the Northwest quarter of Section 14, T4N, R12 W; these parcels are bordered on

the North by 144th Avenue, from the Agricultural Zoning District to the Rural Estate (RE) Zoning District be tabled until September 1, 2004 to allow time to address the issue of the improvements needed for 144th Avenue.

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

9. Old Business:

- a. Site Plan Review Checklist-met with approval of the Board
- b. Site Plan Review Draft 2
 - i. A motion was made by Gordon Lieffers and supported by Deb Prenatt to hold a Public Hearing on the revised Chapter 14A-Site Plan Review at the June 15, 2004 Dorr Township Planning Commission meeting. All aye. Motion carried.

10. New Business:

Discussion ensued regarding the fencing construction occurring in the parking lot at DMX on 142nd Avenue. The appropriate body (PCI and/or Township Supervisor) is requested to inspect the site for possible Ordinance violations (especially height of fencing and location with regards to set back lines.)

11. Commissioner Comments

Tim Johnson will prepare information regarding the service drives needed along 142nd Avenue specifically the location (front or rear) and the feasibility of tying properties together in light of wet land and varying property depth issues.

12. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 9:15 P.M.

The next scheduled regular Planning Commission meeting is June 15, 2004.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary