

**Dorr Township Planning Commission
November 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, Tammy VanHaitsma, 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. Changes or Additions to the Agenda
Add item c-Roberts Property to New Business.
6. Public Comments
None.
7. Old Business:
None.
8. New Business:
 - a. Diversco
Bob Goodheart of Pathfinder Engineering presented on behalf of TMB Dorr Group who own the properties 003-00 (35 acres) and 023-00 (163 acres) abutting the west side of 131 expressway and 140th Avenue. These properties are currently Master Planned for Industrial zone district. TMB has met with the Bysterveld Park group and the Township Supervisor regarding a proposal to develop the properties for residential use-single family homes, condominiums, and apartments.
Barbara Hoag from the Allegan County Parks voiced support of TMB's proposal. The Bysterveld Park will be developed this spring and the land that will become the park is near the two properties under discussion. The properties do not abut. Potters, who own one of the properties situated between the park and the properties under discussion, granted an easement across their property for public utilities but not for a road.
Sewer is already on the properties under discussion.
Don Kaczanowski gave a brief history of previous proposals for the properties that were made but did not come to fruition.
Robert Wagner voiced a concern that construction of barriers required due to sound pollution from expressway traffic posed an expense to taxpayers.

Norm Fifelski questioned whether construction of a road would be allowed on the park property.

Larry Dolegowski, Gordon Lieffers, Karen Slater, Tami VanHaitsma, and Deb Prenatt all voiced support of the properties remaining planned for Industrial zone.

Doug Montgomery questioned the need for more Industrial zoned land in the district.

Tim Johnson said that a request to rezone the properties to Residential zoning rather than Industrial zoning should be carefully considered and required an evaluation of the land use pattern in the district. He recommended the Planning Commission study the issue as a part of the review of the Master Plan.

Don Kaczanowski suggested this issue be discussed at the next joint meeting with the Dorr Township Board in 2005.

b. Mark Hammersma-Residential lot sizes

The Secretary read a letter dated 11/16/04 from Mr. Hammersma to the Planning Commission.

Don Kaczanowski said smaller lots are allowed in areas that are served by public sewer however the size of the frontage of the lots is the same whether there is sewer or not.

Tim Johnson said from a land efficiency perspective it makes more sense to have smaller lots in areas that have public water and sewer because it spreads the cost of the public utility between more property owners and less frontage is required when there are public utilities as the property owners do not need the space between homes for wells and septic systems.

c. Roberts Property

Matt Howell of Accord Development presented a proposal for a Rural Agricultural development of the property located in Section 36 on 12th Street and 138th Avenue. Mr. Howell proposed a 14-lot development for single-family homes on a minimum of 3-acre sized lots. The proposed development includes plans for a trail for riding horses around the perimeter of the property and allows for barns for horses on each lot. Modest priced homes (120,000-140,000 range) sharing a joint drain field are planned.

Tim Johnson said a maximum of 11 lots would be allowed by the Land Division Act on this 65 acre property, however no private roads are allowed in the Agricultural Zone district and thus the property owner needs to ask for a Public Hearing to have the property rezoned to Rural Agricultural. A previous request to rezone the property to Rural Estates was denied by the Planning Commission.

Terry Trump of Nederveld Associates said that a similar project in the Jamestown area was very successful.

9. Commissioner Comments

Robert Wagner instructed the Secretary to review the minutes of the 2004 meetings and prepare a list for the next meeting of projects that were “tabled” and not completed.

10. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 8:13 P.M.

The next scheduled regular Planning Commission meeting is December 21, 2004.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary