

**Dorr Township Planning Commission
October 19, 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, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: Doug Montgomery.
4. The Minutes of the September 21, 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. Leighton Township Master Plan
Jay Kilpatrick of Williams & Works presented an overview on the Master Plan revision conducted by Leighton Township. A copy of the proposed plan is available for review. The comment period concludes in December.

Robert Wagner appointed Gordon Lieffers as temporary Chairperson.

8. Site Plan review RS&S Investments.
Steve Sanxter presented. 3 attended. Discussion: An existing tenant requires more space. A 4,000 square foot addition to the Dorr Center Mini-Mall is proposed. RS&S plan to meet with the Allegan County Health Department regarding the drain field requirements. Norm Fifelski commented on the need for installation of curb and gutter, parking lot spaces, and landscaping to meet the requirements of the Landscaping Ordinance. Tim Johnson had not reviewed the project, as the materials were not provided to him or to the Planning Commission members prior to the meeting. Tim Johnson stated the Allegan County Road Commission regulates construction within the road right-of-way (curb and gutter) and that he will review the authority held by the Township in this matter. The site plan review checklist was completed. Tami VanHaitsma expressed concerns that additional trees and/or shrubs could obstruct utilities and vision. Deb Prenatt suggested additional landscaping be done around the proposed parking area. Karen Slater voiced concerns that shrubbery around parking areas posed a safety hazard to patrons exiting/returning to their automobiles.

Gordon Lieffers said he supported the addition of landscaping features to the plan. Larry Dolegowski said he did not think it was necessary to add to the existing landscaping until the improvements were made to 142nd Avenue.

A motion was made by Gordon Lieffers and supported by Tami VanHaitsma that the request by RS&S Investments for approval of the site plan dated 10/15/04 for a 4,000 square foot addition to the Dorr Center Mini-Mall at 1743 142nd Avenue be approved as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Allegan County Drain Commission approval of a storm water drainage system; Addition to the plan of topographic elevations at 5 feet intervals on the site and to a distance of 50 feet outside the boundary lines of the site; height of the building including the roof; location of the septic tank and drain fields, labeling the 3rd light pole as “existing;” and 6 trees with a mixture of evergreen and deciduous on the east side of the existing drive in the front yard between the parking lot and the road.

Roll Call vote: Dolegowski-Yes, VanHaitsma -Yes, Lieffers-Yes, Prenatt-Yes, Slater-Yes. Members Absent: Montgomery; Abstained: Wagner. Motion carried.

Robert Wagner resumed the duties of Chairperson at 8:45 p.m.

9. Old Business:

- a. Walter’s project-PCI required restroom facilities on site. The applicant indicated he would return to the Planning Commission but did not ask to be listed on the agenda for this meeting. The project is on hold as of this time.
- b. DMX Express-PCI put a “stop work” order on the driveway construction but was unable to find grounds to halt the project. The new drive was constructed with the approval of PCI and the Allegan County Road Commission. Tim Johnson stated that the additional driveway constituted an increase in intensity of use and thus DMX Express was required to submit a site plan to the Planning Commission prior to construction. Concerns were expressed about the increased activity on the site. The plan is to monitor activity on the site for evidence that DMX Express is transferring good from one truck to another which is an activity not allowed in this zone district.

10. New Business:
None.

11. Commissioner Comments
None.

12. A Motion was made by Deb Prenatt and supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:55 P.M.

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

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary