

**Dorr Township Planning Commission
September 21, 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 August 17, 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
Don DeGroot from Exxel Engineering asked for correction to the Robert DeYoung rezone request to RE Zoning District and asked that the hearing be tabled until after the November road millage election.
6. Public Hearing to consider the request of Robert DeYoung to rezone property from the Agricultural Zoning District to the B-1 Residential Zoning District.
Don DeGroot presented. 15 attended. Discussion:
The property in question is located approximately ½ mile west of 14th Street on 144th Avenue and consists of 78 acres. David Huntley asked for clarification of the applicant's intentions.
A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Robert DeYoung to rezone property from the Agricultural Zoning District to the B-1 Residential Zoning District at (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 be tabled until further notice
Roll Call vote: Dolegowski-Yes, VanHaitsma -Yes, Lieffers-Yes, Montgomery-Yes, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.
7. Site Plan Review-Gary Walters
Chad Everts of Nederveld & Associates presented. 13 attended.
Discussion:
The project consists of a greenhouse for retail sales on leased land with a gravel driveway so that the property could be returned more readily to its current state. The proposed business would be seasonal and additional greenhouses may be added if needed.
The 9/21/04 Main Street Planning Staff Report was reviewed.

1. The applicant is unable to move the proposed entrance drive any further to the east than is shown on the plan due to a line of mature trees and the location of the property line of the section of land to be leased.
2. The applicant agreed to meet the Dorr Township Landscape regulations.
3. The applicant has a plans for additional parking to be added later if the need arises. The Allegan County Road Commission approved the drive as presented on the plan. The applicant agrees to pave the driveway entrance. The applicant has no plan to purchase the property at this time.
4. The applicant agrees to signage for handicapped parking.
5. Plants and flowers will be displayed on the south side of the proposed building (facing 142nd Avenue).
6. The applicant intends to have grass and/or gravel in the circle area. The applicant may use the circle area for a display garden in the future.
7. The bark will be in piles as shown on the plan.
8. The applicant agrees to sign the Special Assessment Sidewalk agreement.

Other discussion:

Concerns about restroom facilities for employees and possibly for customers were expressed. PCI will be expected to facilitate this issue.

Valley gutter rather than curb and gutter for the driveway entrance was debated.

The need for a deceleration lane was discussed. It was mentioned that the mall does not have a deceleration lane. The number of traffic accidents occurring on 142nd Avenue was discussed. The applicant indicated he expects to have 6 vehicles on site: a loader, a delivery truck, a box truck, and 3 personal vehicles.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Gary Walters for approval of the site plan dated 9/14/04 file number 04101449 for a greenhouse for retail sales at permanent parcel number 03-005-15-091-50 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:

1. Signage to mark the handicapped parking spaces to be installed
2. The intended use of the circle area in a “note” added to the plan
3. The applicant’s signature on the Special Assessment for Sidewalks agreement
4. The location of the mall drain be added to the plan
5. The installation of valley gutter on both sides of the driveway entrance
6. and the applicant agrees to return to the Dorr Township Planning Commission in one year to revisit the issues of the parking lot surface, the number of parking spaces, and the installation of a deceleration lane after the water and sewer are in place and 142nd Avenue is improved.

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

8. Public Comments:
None.

9. Old Business:

DMX Express located on 142nd Avenue met with PCI regarding adding a second driveway. The letter from Steve McKown, Dorr Township Attorney, dated 9/14/04 was reviewed. The Dorr Township Supervisor plans to meet with PCI to discuss the contents of said letter. The fence on the front of the property, the number of parking spaces available/needed per ordinance, and the size and number of trucks on site were discussed.

10. New Business:

a. Election of Officers.

A motion was made by Larry Dolegowski and supported by Doug Montgomery to nominate Robert Wagner as Chairperson. No other nominations. A motion was made by Doug Montgomery and supported by Deb Prenatt to elect Robert Wagner to the position of Chairperson. All aye. Motion carried.

A motion was made by Robert Wagner and supported by Larry Dolegowski to nominate Doug Montgomery as Vice Chairperson. No other nominations. A motion was made by Larry Dolegowski and supported by Deb Prenatt to elect Doug Montgomery to the position of Vice Chairperson. All aye. Motion carried.

A motion was made by Gordon Lieffers and supported by Tammy VanHaitsma to nominate Karen Slater as Secretary. No other nominations. A motion was made by Doug Montgomery and supported by Gordon Lieffers to elect Karen Slater to the position of Secretary. All aye. Motion carried.

11. Commissioner Comments

Tammy VanHaitsma was welcomed to the Dorr Township Planning Commission. Larry Dolegowski suggested the Planning Commission randomly vary the order of the roll call vote.

A motion was made by Larry Dolegowski and supported by Tammy VanHaitsma to institute a card system for randomization of roll call votes. All Aye. Motion carried.

12. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 8:18 P.M.

The next scheduled regular Planning Commission meeting is October 19, 2004.

Respectfully Submitted,

Karen Ann Slater
Secretary

