

‘Dorr Township Planning Commission Special Meeting April 6, 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, Doug Montgomery, Deb Prenatt, Robert Wagner. Members Absent: Karen Slater and Gordon Lieffers.
4. Changes or Additions to the Agenda
None.
5. Public Comments
None.

6. At 7:30 P.M. the Public Hearing to consider the request of Dorr Township for a special use permit for a private road in Section 22 known as Hickory Street was held. Don Kaczanowski presented. 18 attended. Discussion:

Don Kaczanowski stated that residents now have to get variances to get road right-of-way. The base of the road is already there. The residents on Hickory Drive should come up with a road maintenance agreement for maintaining the road-grading the road, grave and snow removal. The notice in the paper included an error. The notice incorrectly stated the Public Hearing was held at the Zoning Board of Appeals rather than the Planning Commission.

Elise DeYoung asked what constitutes a private road? Bob explained. Also wanted to know who enforces the maintenance agreement. Bob Wagner stated that the Association would enforce the agreement or if needed could go to court for enforcement. Also asked if the Association could be included in the Township Dust Control of the other roads? Don Kaczanowski answered the Township would probably allow that but at a cost to the Association and the Township would figure the cost.

Mark DeYoung stated that signs were ordered: 2 stop signs and 2 street signs (Hickory Drive) for both corners of the road.

Bob Wagner read a letter submitted by Elise DeYoung asking the residents of Hickory Drive to help pay for some new gravel that was ordered and spread. All obliged but one.

Judy Beak asked if it's a private road who determines when it needs plowing, grading, or new gravel? Bob Wagner replied the Association would determine.

Pat Kaczanowski stated he had already put new gravel on part of the road and had the road graded at his own expense. He would like to see one agreement for all the residents to follow.

Connie Holbrook asked if easements would still be needed? Don Kaczanowski answered he didn't believe so. She also asked if along with the new stop signs could they put up private road signs to keep out unwanted vehicles using the road to avoid the busy intersection of 142nd Avenue and 18th Street. Also asked if they could block the road to keep vehicles from using the road. Bob Wager answered they could if they wanted to and that they could put up gates and make it a gated community if they wanted. But they would have to let fire, ambulance and police have access to it.

Tim Connor asked who increases the maintenance agreement amount? Bob Wagner answered the Association would meet and determine the costs. He also asked if the Township could force them to black top the road in the future? Don Kaczanowski replied the Township cannot force them, that would be left up to the Association if they would want to.

Anita Lincoln asked who comes up with the maintenance agreement? The Association would make up the agreement. She also asked who sets the speed limits? Don Kaczanowski will check with Bruce LeGree about setting speed limits.

The Public Comment Section was closed at 7:50 P.M.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Dorr Township for approval of the for a special use permit for a private road in Section 22 known as Hickory Street be approved as it has been demonstrated that the proposed project is: compatible with adjacent uses of land; consistent with, and promotes the intent and purpose of Ordinance 300.220; is compatible with the natural environment; is consistent with the capacities of public services and facilities affected by the proposed use; protects the public health, safety, and welfare.

Approval is subject to the following conditions:

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

7. Old Business:
None.

8. New Business:
A Joint meeting with the Dorr Township Board is scheduled for April 27, 2004.

9. Commissioner Comments
None.

10. A Motion was made by Doug Montgomery and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 7:58 P.M.

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

Respectfully Submitted,

Deb Prenatt

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Acting Secretary