

**Dorr Township Planning Commission**  
**August 16, 2005 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, Norm Fifelski, Gordon Lieffers, Doug Montgomery, Deb Prenatt, Karen Slater, Robert Wagner. Members Absent: None.
4. The Minutes of the July 19, 2005 meeting were presented.  
A motion was made by Gordon Lieffers and supported by Norm Fifelski 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 Donald W. Scott for a special use permit, which would allow him to operate an automotive repair facility on the property located at 1223 Rosewood Avenue was held. Donald W. Scott presented. 18 attended. Discussion: Mr. Scott plans to operate a automotive repair business (primarily transmission rebuilding/installing) in the remodeled structure. Auto body repair work is not planned for this site. Painting cars will not occur at this site. All floor drains have been removed and grease traps will be installed per State of Michigan requirements. Vehicle exhaust will be vented to the outside. Air filtration systems are not planned. The former bathroom area was removed to allow for additional parking and dumpster space. Restroom facilities are planned and will be serviced by the sewer system. There are currently 6 parking spaces in the front and one in the rear, which meets the requirements for 1 employee and for customers. Long-range plans include possible purchase of adjoining property, which would then result in additional renovations to the existing building (installation of overhead doors) and additional parking. A special use permit is necessary to operate an automotive repair business in property located in the E-Commercial zoning district.

Ron McGee questioned the size of the current structure.

The Public Comment Section was closed at 7:46 P.M.

A motion was made by Norm Fifelski and supported by Doug Montgomery that the request by Donald W. Scott for a special use permit which would allow him to operate an automotive repair facility on the property located at 1223 Rosewood Ave. 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.

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

8. Old Business:  
None.

9. New Business:  
a. The request of Tammy and Tim VanHaitsma to rezone the property located at 4480 18<sup>th</sup> Street from the Agricultural zoning district to the RE (Rural Estate) zoning district was returned from the Allegan County Planning Commission for reconsideration for the following reasons: no buffer, landfill, and road issues. Discussion:

Brad Meyers presented.

The Allegan County Planning Commissions' issues were addressed. The requested zone of Rural Estates is considered a buffer between residential and agricultural districts.

The Allegan County Road Commission directs the road construction and safety issues.

The Allegan County Health Department has already taken 12 samples for septic systems and has found no evidence of a landfill on the site. (Mark Kloska stated the area in question is located on the proposed lots 10 and 11.) The petitioner stated they will be required to drill test wells and all water must meet EPA standards, but test wells will not be drilled until such time that the property is rezoned for development.

Sheryl Sief-voiced concerns about traffic and road construction.

Janice McGee-asked about additional entrances to the proposed plat and voiced concerns about landfill issues, water quality, traffic hazards, and pedestrian traffic safety.

Ron McGee asked for clarification of the buffer zone.

Bob Wagner explained that the RE zone is a buffer between Residential and Agricultural zones.

Ron Sief expressed concerns that developers are not required to remove contaminated soils.

Bob Wagner explained that the health department will not issue permits when water does not meet safety standards.

Pat VanDyke expressed concerns regarding road construction and the appearance of the east side of 18<sup>th</sup> Street.

Norm Fifelski thanked the neighbors for attending more than one meeting and encouraged the developer to construct a bike path from the existing railroad bed.

A motion was made by Larry Dolegowski and supported by Deb Prenatt that the request by Tammy and Tim VanHaitsma to rezone the property located at 4480 18<sup>th</sup> Street from the Agricultural zoning district to the RE (Rural Estate) zoning district be re-approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been demonstrated that the issues of buffer, landfill, and road construction were addressed at the July 19, 2005 Planning Commission meeting and Rural Estates zone district is considered a buffer between residential and agricultural districts; The Allegan County

Road Commission places requirements for road construction; and landfill issues will be dealt with in the site planning stage.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Lieffers-Yes, Montgomery-No, Prenatt-Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

b. Site Plan for Hillcrest Mall addition

Don DeGroot of Exxel Engineering presented. 11 attended.

Discussion: The Main Street Planning Company 8/10/05 Staff Report was reviewed:

1. A 60' x 120' building is planned however; it will not be constructed until a tenant is located. The owner will return to the Planning Commission at that time and will provide specific information regarding the new structure at that time.
2. The applicant will provide an easement for sidewalk.
3. Landscaping for the separate building will not be designed or installed until that building is constructed. No additional trees are planned at this time.
4. The front of the mall is getting a "face lift."
5. Residential use is planned for the property south of the mall.
6. There is a dumpster behind the mall at this time. Nothing will be changed until the property to the south is developed.
7. The mall will have water service from a main on 16<sup>th</sup> Street. Larry Dolegowski and Norm Fifelski stated the hydrants and water system planned meet fire safety needs.
8. Dorr/Leighton Water has installed service on 142<sup>nd</sup> Avenue for the proposed separate building.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by Trinity Properties for approval of the site plan dated 8/08/05 for an addition to Hillcrest Mall at 1614 142<sup>nd</sup> Avenue, permanent parcel numbers 03-05-022-001-00 and 03-05-022-001-10, be approved as it has been demonstrated that the project conforms with Chapter 14 A, Section 300.644.

Approval is subject to the following conditions:

An easement for sidewalks along 142<sup>nd</sup> Avenue;

A green belt be constructed at such time that the property to the south of the mall is developed.

Roll Call vote: Dolegowski-Yes, Lieffers-Yes, Montgomery-Yes, Prenatt-Yes, Slater-Yes, Wagner-Yes. Fifelski-Abstained due to a possible perceived conflict of interest. Members Absent: None. Motion carried.

c. Site Plan for Dorr Standard

Steve Bird presented. 6 attended. Discussion: The site plan review checklist issues were met.

A motion was made by Gordon Lieffers and supported by Doug Montgomery that the request by Greg Damveld and Rick Damveld for approval of the site plan for an addition for an alignment bay at 1831 142<sup>nd</sup> Ave. Dorr, permanent parcel number 0305-290-034-00 be approved as it has been demonstrated that the project conforms with Chapter 14 A, Section 300.644.

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

d. Unofficial review for a possible PUD for Mark Hammersma.

Rick Harrison provided a power point presentation on a conceptual design for development of the Hamersma property. Size and location of sidewalks, lot widths, street widths, and green space were discussed.

e. 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 Robert Wagner and supported by Larry Dolegowski to nominate Doug Montgomery as Vice Chairperson. No other nominations.

A motion was made by Gordon Lieffers and supported by Norm Fifelski to nominate Karen Slater as Secretary. No other nominations.

A motion was made by Norm Fifelski to close the nominations and cast one unanimous vote to elect the nominees. All aye. Motion carried.

10. Commissioner Comments

The Planning Commissioners extended their sympathy to Chairman Wagner on the death of his son.

Robert Wagner asked that the Dorr Township Board direct PCI to accept complaints regarding violations of Township Ordinances directly from the general public and that the Township Ordinances be enforced.

The Township Board is requested to provide an audit of the number of citations that have been issued since the authority has been in place.

Doug Montgomery volunteered to compile a list of possible violations that need to be investigated. Planning Commissioners were asked to take note of possible violations and provide this data to Doug at the next meeting.

Larry Dolegowski stated snowmobiles are damaging the sidewalks and requested future discussion on banning snowmobile traffic on sidewalks.

11. A Motion was made by Gordon Lieffers and Supported by Norm Fifelski to adjourn. All Aye. The meeting was adjourned at 9:50 P.M.

The next scheduled regular Planning Commission meeting is September 20, 2005.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary