

**Dorr Township Planning Commission  
February 15, 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 January 25, 2005 special meeting were presented. A motion was made by Gordon Lieffers and supported by Deb Prenatt to approve the minutes as amended to include that there was discussion regarding connecting Cooke Farm Estates to Sunny View Estates. All Aye. Motion carried.
  5. Changes or Additions to the Agenda.  
None.
  6. At 7:30 P.M. the Public Hearing to consider the request of William Schaendorf to rezone parcel #03-05-015-012-00 from F-Agricultural to the B-1 Residential Zoning district was held. Jeff Brinks of D.C. I. presented. 11 attended.  
Discussion: The plan is to develop the 6 plus acre piece for single-family residential use. The land is considered too small of a parcel for farm purposed, and is adjacent to property zoned B-1 Residential to the south and east. The plan is to extend Pleasant View Lane (which was stubbed) to 144<sup>th</sup> Avenue. There is currently one residence on the property.  
Pete Tornes-concerned about traffic safety. He also asked for clarification of the rezoning process and site plan review process.  
Vicki Jones-concerned about increase in traffic and safety for the neighborhood children.  
Tom Vandegriend-concerned about traffic safety on 144<sup>th</sup> Avenue.  
Mike Jafri-questioned why Cuper Street did not connect with Deerfield Run. Karen Slater explained that the differences in the current ordinances required Cuper Street to be wider and be lined with sidewalks whereas those ordinances were not in effect when Deerfield Run was built and thus connecting the plats posed a safety risk to the residents of Deerfield Run.  
Todd Huston-questioned why this property was not rezoned when the property currently known as Hidden Forest Estates was rezoned. Karen Slater explained that Slater Enterprises, Inc. did not own the property in question and thus could not ask for it to be rezoned.  
Bill Jones-questioned the rezoning process.  
Chuck Huey-questioned the notification process for Township and County Board meetings.
- The Public Comment Section was closed at 7:51 P.M.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by William Schaendorf to rezone parcel #03-05-015-012-00 from F-Agricultural to the B-1 Residential Zoning be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been demonstrated that the project conforms with the Township Master Plan, the surrounding property is already zoned B-1 Residential, the rezone with lesson the traffic load on existing streets in Hidden Forest Estates, and will make it safer for emergency vehicles and school busses.

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

7. Public Comments

The suggestion was made that the intersection with 144<sup>th</sup> Avenue and Pleasant View be limited to an access for only emergency vehicles.

8. Old Business:

Larry Dolegowski reported that the Township Supervisor met with Gregg Dykstra regarding connecting Cooke Farms plat with Sunny View and the Township Supervisor has a meeting planned with a representative of the American Legion Post to discuss construction of the proposed extension of 143<sup>rd</sup> Avenue using 1/10<sup>th</sup> of an acre of the Legion's property.

9. New Business:

- a. Sample Mineral Mining Ordinance. A sample ordinance from Jamestown Township was reviewed briefly. Additional community ordinances (Byron, Wayland, and Salem Townships) will be obtained for review.

10. Commissioner Comments

- a. Doug Montgomery and Norm Fifelski voiced concerns that ordinances are not enforced which has a negative impact on the appearance of the community.
- b. Larry Dolegowski voiced concerns about Ken Newhouse operating a commercial business in the Agricultural Zone district.
- c. Future ordinance revisions/additions need to include a limit of the height of fences in the Commercial Zone district and address the issue of parking RV's in the Commercial Zone district.

11. A Motion was made by Gordon Lieffers and Supported by Norm Fifelski to adjourn. All Aye. The meeting was adjourned at 8:25 P.M.

The next scheduled regular Planning Commission meeting is March 15, 2005.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary

