

**Dorr Township Planning Commission
May 17, 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 April 19, 2005 meeting were presented. A motion was made by Gordon Lieffers and supported by Deb Prenatt to approve the minutes as corrected (8-b. change "started" to "starter;" and add "of a house" after the words "minimum number of square feet"). All Aye. Motion carried.
5. Changes or Additions to the Agenda
Add discussion of Master Plan project under Commissioner Comments.
6. Public Comments
None.
7. Old Business:
 - a. Sand Mining Ordinance
A discussion ensued regarding the number of cubic yards allowed for removal/ per year without reviews or approvals. Norm Fifelski stated the average truck holds 15 yards of sand thus 100,000 yards equals 6,660 truck loads or 40 trips a day from the mine with a corresponding 40 trips back to the mine. The consensus decision was to wait for input at the Public Hearing for this issue.
The following changes will be made in Draft #2 which will be presented at the Public Hearing:
 - i. Section 1 (b) change "in all zoning districts" to prohibit in zones A, B-1 and B-2 except if a Special Use Permit is granted;
 - ii. Section 1 (b) add "review by Township Supervisor" for operations below the maximum allowable yardage;
 - iii. (e) (2) provide examples of materials that constitute a "hard surface;"
 - iv. (e) 11 change "shall" to "may;"
 - v. (e) 13 change "shall" to "may;"

A motion was made by Doug Montgomery and supported by Gordon Lieffers that assuming revision are completed in time by Tim Johnson to hold a Public Hearing on the Mineral Mining Ordinance on June 21, 2005 at the next regular Planning Commission meeting. All Aye. Motion carried.

b. Frontage on Residential Lots

Mark Hammersma presented. The proposed change is intended to encourage residential growth in the sewer district. A matrix of the lot sizes in neighboring principalities was provided and reviewed.

Norm Fifelski voiced support of the concept.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to deny the request by Mark Hammersma to hold a Public Hearing on the changing of the minimum lot size for property located in the sewer district.

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

8. New Business:

a. Preliminary Plat Approval for Schaendorf Homesites in Section 15.

Jeff Brinks of D.C.I. Engineering presented. 7 attended. Discussion: The Main Street Planning Staff Report was reviewed. Items #2, #3, #6, #9, #10, #11, and #12 were completed.

The applicant does not plan to plant trees in the road right-of-way.

Sidewalks will be constructed on both sides of the road out to 144th Avenue.

A 433 Agreement will be obtained from the Allegan County Drain Commissioner before the final plat approval is obtained.

The "exception lot" will be refaced so that the front of the lot faces the new street and the side lot lines face lot #6 on the south and 144th Avenue on the north thus the existing pole barn location is no longer an issue.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by William Schaendorf for approval of the site plan dated 5/16/05 for Schaendorf Homesites at permanent parcel number 03-05-015-12-00 be approved for recommendation to the Dorr Township Board for approval as it has been demonstrated that the project conforms with Subdivision Ordinance #7, Article III, 270.052 Section 3.2 Approval is subject to the following conditions:

Allegan County Health Department approval of soil borings;

The detention area side slopes added to the plan;

Deed restrictions;

Road signage to meet Allegan County Road Commission's requirements;

And either Tim Johnson or Robert Wagner reviews and approves the revised plan prior to submission of the plan to the Dorr Township Board.

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

9. Commissioner Comments
The Main Street Planning Company Memo dated 5/17/05 was distributed. Plans were made to hold a Public Workshop at 7:00 p.m. on June 22, 2005 at the Township building. The Public will be invited via the Township web site, newspaper ads, posters, flyers distributed to the Moline Bank, Mill, and Barbershop, a notice in the Dorr Business Association newsletter, and by personal invitation. Commissioners were encouraged to submit names of persons to receive a personal invitation to the Township Office by 5/31/05.

10. A Motion was made by Doug Montgomery and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:50 P.M.

The next scheduled regular Planning Commission meeting is June 21, 2005.

Respectfully Submitted,

Karen Ann Slater

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Secretary