

**Dorr Township Planning Commission  
November 18, 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, and Robert Wagner. Members Absent: None.
4. The Minutes of the October 18, 2005 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  
None.
6. Public Comments  
None.
7. At 7:30 P.M. the Public Hearing to consider the request of Alyce Rewa Martinez to rezone from the Agricultural zoning district to the Rural Estates zoning district was held. Dennis Fein presented. 8 attended.

Discussion:

The applicant intends to subdivide the property and sell lots to fund her retirement. The applicant prefers to have the property rezoned to RE due to the potential for more lots than allowed in RA. The applicant could divide the property into 4 lots using metes and bounds.

The Main Street Planning Staff Report dated November 9, 2005 was reviewed. The Master Plan recommends RA zone for this property.

Montgomery, Slater, Wagner, Lieffers and Prenatt voiced support to rezone the property to RA in accord with the Master Plan. Norm Fifelski stated he had no problem with rezoning the property to RE as it is located on a major artery (142<sup>nd</sup> Ave.) and the Kelami plat was nearby.

The applicant stated it was okay to rezone the property RA instead of RE as requested. Robert Wagner stated the Township Attorney informed him that the Planning Commission could vote to change the property to RA at this Public Hearing even though the posted request was to change the zoning to RE.

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

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Alyce Rewa Martinez for approval of the rezoning for the 17 acres with 1320 feet of frontage along 142<sup>nd</sup> Ave and 393 feet of frontage along 22<sup>nd</sup> Street from the Agricultural

zone district to the Rural Agricultural zone district 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.

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

8. At 7:55 P.M. the Public Hearing to consider the request of Brian DeSmit for issuance of a special use permit, which would allow him to construct and maintain a private road at 2105 140<sup>th</sup> Ave., was held. Brian DeSmit presented. 5 attended. Discussion: The applicant plans to build a private street via an easement that would serve 4 lots on a 10-acre parcel. The front lot located on 140<sup>th</sup> Ave. already has a house and barn on the property. The driveway for that house would remain on 140<sup>th</sup> Avenue but the property owner would have access to the private road and intends to construct a drive from the barn to the new street.

The Main Street Planning Staff Report dated November 10, 2005 was reviewed. The following issues were not addressed:

1. Provide a more detailed location map showing the relationship of the private road to nearby houses, driveways, wetlands and private roads.
2. Provide a copy of the documents describing and granting the private road easements.
3. Provide a copy of the recordable private road maintenance agreement as described in Section 4.16 of the Zoning Ordinance.
4. Relocate the private road easement from the west property line because whether the neighboring property has access to the road or not, if the road easement touches their property their land now becomes a "corner lot" and is subject to set-back and side-yard restrictions. The owners of the lots would still own the property between the road easement and the property line and thus the owners of each lot would be responsible for paying the property taxes and maintenance of that strip of land.
5. Show the location of houses on the west and the distance from the proposed private road travel lane.
6. Review of the proposed road by the Township Fire Chief.
7. Culverts have to comply with the Allegan County Road Commission's weight standards to ensure they can withstand the weight of heavy vehicles such as fire trucks. Provide a copy of certification by a registered professional engineer regarding the culverts that are already installed.
8. The proposed road grade of 6.33% exceeds the 5% maximum grade allowed without approval. Provide documentation of approval of the 6.33% grade.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request by Brian DeSmit for issuance of a special use permit which would allow him to construct and maintain a private road at 2105 140<sup>th</sup> Ave. be tabled to allow the applicant to address the concerns expressed by the Township Planner and the Planning Commission. All Aye. Motion carried.

9. Old Business:  
None.
  
10. New Business:
  - a. Shawn Mckenney on Water Quality Ordinances.  
Mr. McKenney explained the Rabbit River Watershed Land Use Action Plan; summarized the work they have done so far; and explained the monetary assistance available to Dorr Township from the grants that fund this program. The Watershed Management Plan “is a tool that will assist local officials in meeting the important goals of protecting human health and providing residents a quality place to live, work and recreate. Seven ordinances have been developed. The intent is that all the townships in the Rabbit River Watershed adopt the same ordinances so that all the townships have the same set of rules to protect the streams in the watershed.
  
  - b. Larson’s Ridge PUD-Ron VanSingel represented the applicant.  
The Main Street Planning Staff report dated November 15, 2005 was reviewed. A motion was made by Doug Montgomery and supported by Gordon Lieffers that the applicant address the issues of the number of homes on the private road in Sections #1 and #2 versus the number of egress access points and address the cul-de-sac issue on the northern phase and provide a response to the Main Street Planning Staff Report dated 11/15/05 at the December 20, 2005 Planning Commission meeting.  
All Aye. Motion carried.
  
11. Commissioner Comments
  - a. Norm Fifelski discussed increasing the minimum square footage of new homes. He encouraged the Commissioners to visit Planters’ Row in Byron Center and observe the lot sizes and the size of the homes in that plat.
  - b. Tim Johnson distributed copies of the Master Plan for review.
  - c. Tim Johnson mentioned that the applicant proposes to build homes at the minimum square footage allowed per the B-1 zone in the Larson Ridge development.
  - d. Karen Slater reported on concerns for the health and safety of the children and residents of Hilltop View, a condominium plat located in the RE zoning district. She explained that the Grass and Weed Control Ordinance exempts land in the RE zone and thus does not offer protection for residents in plats/subdivisions in these zones. The Commissioners agreed to discuss the issue at an upcoming meeting. Deb Prenatt suggested amending the Ordinance so that owners of property that has a sidewalk, in any zoning district, be required to trim the grass and a minimum of 5 feet on either side of the sidewalk.
  - e. Robert Wagner extended the Planning Commissioners’ thanks to Deb Prenatt for her work on the Planning Commission.

12. A Motion was made by Deb Prenatt and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 9:31 P.M.

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

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary