

**Dorr Township Planning Commission
October 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, Robert Wagner. Members Absent: None.
4. The Minutes of the September 20, 2005 meeting were presented. A motion was made by Deb Prenatt and supported by Norm Fifelski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Addition to New Business-Presentation of a conceptual design by Joel Pounders
6. Public Comments
None.
7. Old Business:
Robert Wagner reported on the Master Plan workshop held 10/4/05.
8. New Business:
Joel Pounders and Rick Pulaski of Nederveld Assoc. presented a proposed project (possibly a PUD) of a 480-unit apartment complex on the property located at the corner of 142nd Ave. and 14th Street. The frontage on 142nd Ave. is already zoned commercial and the project included 2 retail buildings (one approx. 5,000 sq. ft. and the other approximately 10,000-15,000 sq. ft.). They anticipate the project to be market driven and thus plan to start building apartments on the north section first.
Discussion ensued as to whether the property in question had already been rezoned to B-2 Residential.

Review of past minutes following the meeting revealed:
A Public Hearing was held on December 16, 2003 to consider the request of Nancy Brinks to rezone the property known as 4192 14th Street Wayland minus the 500 feet currently zoned E-Commercial from the Agricultural zoning district to the B-2 Residential zoning district. The proposed future zoning would accommodate multi-family housing. The Planning Commission voted unanimously to approve the request. The Planning Commission's action was a recommendation to the Allegan County Planning Commission and the Dorr Township Board to approve the zoning change.

9. Commissioner Comments

a. Doug Montgomery repeated his request for a response from the Township Office as to the number of citations that have been issued to residents who failed to abide by the Township Ordinances since the ability to collect fines began.

b. The concern was expressed that the Green House business located on 142nd Ave. across from Hillcrest Mall was not esthetically pleasing.

Review of the September 24, 2004 meeting minutes after the meeting revealed the following "condition" was a part of the motion which approved the site plan: "The applicant agrees to return to the Dorr Township Planning Commission in one year to revisit the issues of the parking lot surface, the number of parking spaces, and the installation of a deceleration lane after the water and sewer are in place and 142nd Avenue is improved."

c. Robert Wagner discussed Special Use Permits in the RE zone district.

d. Robert Wagner encouraged Planning Commissioners to attend educational seminars.

e. Deb Prenatt announced her resignation from the Planning Commission as she is moving out of Dorr Township. Her resignation will be effective after the November Planning Commission meeting.

10. A Motion was made by Gordon Lieffers and Supported by Norm Fifelski to adjourn. All Aye. The meeting was adjourned at 8:32 P.M.

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

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary