

**Dorr Township Planning Commission  
September 20, 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. Township Planner Tim Johnson was also present.
4. The Minutes of the August 16, 2005 meeting were presented. A motion was made by Gordon Lieffers and supported by Larry Dolegowski 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 David and Kathleen Dummer was held. David and Kathleen Dummer presented. 9 attended. Discussion: The Dummers plan to construct a 2.5 stall sided garage with a shingled roof for the storage of vehicles in front of their house. Placing an out building in front of a house is allowed in the Agricultural zone but not in the Rural Estate zone unless a Special Use Permit is obtained. Their house is located 436' from the road and the proposed garage would be located 350' from the road. The garage will be screened from the road by natural vegetation. The planned location places the garage behind their closest neighbor's outbuilding located behind the neighbor's house.

There were no comments from the public.

The Public Comment Section was closed at 7:40 P.M.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by David & Kathleen Dummer for approval of the special use permit to allow them to build a 2.5 stall sided garage in the front yard of the property located at 4104 14<sup>th</sup> Street Dorr 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, and Wagner-Yes. Members Absent: None. Motion carried.

Norm Fifelski commented that he cast his vote reluctantly due to not being given information on the request prior to the meeting.

8. Old Business:
  - a. Review proposed PUD by CRM Development Company

Mark Hamersma, Jack Barr of Nederveld Associates, and Rick Harrison reviewed the issues raised in the Main Street Planning Staff Report dated 9/14/05.

It was noted that the property is already zoned B-1.

1. The project is considered a plat for the single-family homes and a condominium neighborhood for the attached housing.
2. The applicant plans further meetings with the road commission in hopes that the streets can become public but at this time the plan calls for 27' wide paved private streets in the residential section and public streets in the commercial zone.
3. The applicant is available for guided tours of the site.
4. 297.02 homes are allowed on the property per the ordinance.
5. The applicant anticipates 204 units could be developed on the property on duplex lots.
6. Advantages of Cove neighborhoods include less street length, which means less sidewalk and less sewer line thus less cost to develop and to maintain; and longer driveways for some of the houses, which means fewer cars, parked on the street.
7. The applicant is requesting a 60' right of way instead of 66'.
8. The average lot size is 12,608 sq. ft. with the smallest lot size of 9,000 sq. ft.
9. The applicant is asking to reduce the minimum side yard size from 10 to 8 feet. The lots are all on an angle.
10. Driveways will be tapered to reduce the amount of impervious surface and to improve the appearance of the lot.
11. The multi-family buildings will be all "for sale" condominiums.
12. The pedestrian walkways will be placed in the public easement outside of the right of way. Details on to whom this easement will be given to need to be worked out.
13. The lot lines of the triangular shaped lots will be redrawn to make the rear yards more usable.
14. There are no physical constraints impeding development of adjacent properties thus the proposed road extensions can be physically extended to the adjacent properties. The applicant will grant an easement to the developers of this adjacent property to connect to his private roads.
15. The residential area will interface with the commercial area with the pedestrian walkways provided to allow for pedestrian access and to reduce the impact of the commercial uses on the residents.
16. Discussion ensued as to the possibility of changing the Commercial zone from E to C to ensure commercial enterprises that were more "friendly" to homes and neighborhoods.
17. Traffic calming measures were discussed. Information from a survey done in the Cove Neighborhoods elsewhere resulted in no complaints of vehicles speeding through them.

18. The consensus of the Commission was to keep the proposed green spaces except in the area behind the homes that abut the Commercial zone.
19. The applicant will plant one street tree per single-family home between the street and the sidewalk. Other types of landscaping will be done in the multi-family section.
20. The completed plan will include accurate labeling of the wetland areas. The limits of the wetlands will be flagged on the property.
21. The reversionary easement ends when the current residents (Doug and Marcia Halloran) no longer live in their current home. Lots 3-7 will not be built on until the easement reverts to the developer.
22. The open spaces will be owned and maintained by the neighborhood association.
23. The phasing of the project was presented.
24. The walkways will be made of concrete and will be 5' wide. The builder is responsible for the construction of the walkway in the open space. The homeowner will be responsible to install the sidewalks for their lots when the house is constructed.
25. A new Ordinance must be created by the Planning Commission and the Board for this project in order to list all the conditions that apply only to this project as it will become its own zoning district.
26. A Public Hearing is required because a zoning change from B-1 to PUD Zone district is necessary.
27. The Public Hearing is tentatively planned for the November Planning Commission meeting.
28. Plat review will be done at the same meeting pending approval of the zoning change.

9. New Business:

a. Preliminary Plat for Sunquest Acres

Peter Van Dop presented. 4 attended.

Discussion: The Main Street Planning Staff Report dated 9/14/05 was reviewed.

A motion was made by Gordon Lieffers and supported by Deb Prenatt that the request by Tammy VanHaitisma Living Trust for approval of the preliminary plat dated 9/20/05 for Sunquest Acres located at 4480 18<sup>th</sup> Street Dorr 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 for preliminary plat.

Approval is subject to the following conditions:

1. The addition of a note to the plan that Lot #1 shall not have vehicular access onto 18<sup>th</sup> Street.
2. The applicant stated Lot G will provide an easement along the east lot line for one-half of the road right-of-way for a possible future street.
3. No sidewalk is required on Lot #1 along 18<sup>th</sup> Street.

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

10. Commissioner Comments

The next Master Plan workshop is scheduled for October 4, 2005 at 7:00 p.m.

11. A Motion was made by Gordon Lieffers and Supported by Deb Prenatt to adjourn. All Aye. The meeting was adjourned at 10:02 P.M.

The next scheduled regular Planning Commission meeting is October 18, 2005.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary