

**Dorr Township Planning Commission
April 18, 2006 Minutes**

1. Chairman Robert Wagner called the meeting to order at 7:00 P.M.
2. The Pledge of Allegiance was recited.
3. Roll Call--Members Present: Larry Dolegowski, Norm Fifelski, Gordon Lieffers, Doug Montgomery, Joycelin Denstone, Karen Slater, and Robert Wagner.
Members Absent: Tim Johnson Township Planner.
4. The Minutes of the 4/04/2006 Special meeting were presented.
A motion was made by Norm Fifelski and supported by Joycelin Denstone to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. DeYoung-Site Condo Review

Don DeGroot of Exxel Engineering presented. 6 attended.

Discussion:

The Main Street Planning Company Staff Report dated 4/13/06 was reviewed.

The 66 acre site abuts 144th Avenue.

16 site condominium lots will be located on the private road.

The size of the lots average 3.7 acres (range 3-5.7 acres).

The Health Department required a mounded septic system on the lot labeled "Parcel A." Mounded systems are not allowed in site condominiums. The proposed Parcel "A" will be sold on metes and bounds, which does allow for mounded systems. Parcel "A" will be required to adopt the site condominium by-laws and the private road agreement.

The project will require approval of a variance from the Dorr Township Zoning Board of Appeals to allow lots #2, #5, and #16 to be exempt from the requirement to have the width of 265 feet maintained throughout the lot.

A motion was made by Karen Slater and supported by Norm Fifelski to require sidewalks throughout the site condominium project.

Roll Call Vote: Dolegowski-No, Fifelski-Yes, Lieffers-No, Montgomery-No, Denstone - No, Slater, Yes, and Wagner-No. Members Absent: None. Motion denied.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Jack Morren for approval of the preliminary site condominium project be tabled to the May 2, 2006 meeting to allow the applicant time to make the following additions to the plan:

Number and approximate location of streetlights;

Name of the Project;

Name of the street;

To continue efforts to obtain the written approvals from the Allegan County Health Department, Allegan County Road Commission and Allegan County Drain Commission; And to allow time to consult with the Township Attorney and with Tim Johnson, the Township Planner to clarify the intent of the Site Condominium Project Plan Layout and Design Standards Number 300.678 as to which standards are required for construction of the roads.

All Aye. Motion carried.

8. Old Business:

Master Plan

Tabled to the next meeting.

9. New Business:

a. Great Lakes People Fund Grants

The Planning Commission requests that the Township Office notify the DDA, Dorr Business Association, Dorr Recreation Department, Dorr Library, Dorr Fire Department, and any other interested parties as to the funds that are available and the application process.

b. Letter from PCI regarding zoning enforcement.

The letter dated 4/5/06 was reviewed.

10. Commissioner Comments

Commissioners need to contact either the Chairperson or the Township office if interested in attending any training sessions.

11. A Motion was made by Joycelin Denstone and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 7:58 P.M.

The next scheduled Special Planning Commission meeting is May 2, 2006 at 7:00 p.m.
The next scheduled regular Planning Commission meeting is May 16, 2006 at 7:00 p.m.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary