

**Dorr Township Planning Commission
August 15, 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, Doug Montgomery, Joycelin Denstone, Karen Slater, Robert Wagner, and Township Attorney Steve McKown. Members Absent: Gordon Lieffers and Tim Johnson Township Planner.
4. The Minutes of the June 20, 2006 meeting were presented.
A motion was made by Norm Fifelski 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 7:00 P.M. the Public Hearing to consider the request of Mike Kowalczyk for a special use permit to construct a private drive located at 1254 140th Street was held. Mike Kowalczyk presented. 19 attended. Discussion: Judy Whitmore and Armus Soorus questioned the applicant as to future plans for the property. Mr. Kowalczyk stated he had no definite plans for development at this time.
The Public Comment Section was closed at 7:12 P.M.

The Main Street Planning Company Staff Report dated 8/11/06 was reviewed. Items #1, 2, 3, 4, 6, 8, and 11 were not met.

A motion was made by Joycelin Denstone and supported by Doug Montgomery that the request by Mike Kowalczyk for approval of a special use permit for the construction of a private drive located at 1254 140th Street be tabled until the next regular Planning Commission meeting on September 19, 2006, to allow the applicant to complete the items as outlined in the Main Street Planning Company Staff Report dated 8/11/06.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Montgomery-Yes, Denstone-Yes, Slater-Yes, and Wagner-Yes. Members Absent: Lieffers. Motion Carried.
8. At 7:30 P.M. the Public Hearing to consider the request of Don Anthony Builders for a special use permit, which would provide for the expansion of an existing private road was held. Tony Bouma presented. 15 attended.

Discussion:

A special use permit was granted to Ed and Joan Kling, Ray Wiersma, and Dean and Luanne Smith for private road in June 1992. The road was constructed but not completed. The applicant proposed extending the private road, Rustic Drive, from the end of the currently constructed portion of Rustic Drive onto his property (formerly owned by Dean and Luanne Smith) to allow for development of the land.

Ed Klinge questioned whether the applicant had the right to take over his private property-meaning Rustic Drive.

Ray Wiersma stated he would finish construction of Rustic Drive to the plan approved in 1992.

John Boersma questioned the applicant's plans should the special use permit be granted for extension of the private road.

The Public Comment Section was closed at 7:59 P.M.

Karen Slater asked for clarification as to whether the proposed new road section met the definition of an "extension" of the current private road or whether the proposed new road would actually be another street off of Rustic Drive.

Steve McKown stated that the Planning Commission could require the applicant to improve the existing private road to current Private Road Ordinance standards as a condition of approval for this request.

The Applicant did not provide a plan developed by an engineer with information regarding the location of current homes and the exact location of the proposed and existing streets.

A motion was made by Norm Fifelski and supported by Joycelin Denstone that the request by Don Anthony Builders for approval of the special use permit for expansion of an existing private road per the property description: The east ½ of the Northeast ¼ of Section 29, Town 4 North, Range 12 West, Except the east 626.17 feet thereof; Also Except the North 891 feet of the West 644 feet thereof be adjourned to the next regular Planning Commission meeting on September 19, 2006 due to the lack of sufficient information provided to the Planning Commission to allow for decisions on this matter. All Aye. Motion Carried.

9. At 8:00 P.M. the Public Hearing to consider the request of Don Wierenga for a special use permit for a private road was held. Jeff Brinks of DCI Engineering presented. 4 attended. Discussion:

The 40 acre parcel in question is located on 141st Avenue west of 21st Street and consists of 37.2 acres of DEQ regulated wet lands with 3 acres of land that has been approved for home sites. 25 acres is in a conservation easement. The plan is to split the property into 3 parcels served by a 1,200-foot long road with the first building site located 850 feet from 141st Avenue. The DEQ determined the location of the proposed road on the property with input from the Allegan County Road Commission as to the design of the egress point.

There were no comments from the public.
The Public Comment Section was closed at 8:13 P.M.

Norm Fifelski voiced concerned that the proposed road width would not accommodate two fire department vehicles. Bob Wagner explained that the Ordinance for a private road serving this size of a project allows an 18-foot width with 3-foot shoulders and any higher demands would require amendment of the Ordinance.
The Main Street Planning Company Staff Report dated 8/11/06 was reviewed.

A motion was made by Joycelin Denstone and supported by Norm Fifelski that the request by Don Wierenga for a special use permit for a private road on the property described as:

That part of the Southwest 1/4 of Section 20, T4N, 12W, Dorr Township, Allegan County, Michigan, Described as Beginning at the West 1/4 Corner of said Section; thence N89 degrees 9.01"E 656.04 feet along the North line of said Southwest 1/4; thence East line of the West 1/2 of the Northwest 1/4 of said Southwest 1/4; thence S89 degrees 26'46"W 657.98 feet along the South line of the Northwest 1/4 of said Southwest 1/4; thence N00 degrees 02'45"E 1312.89 feet along the West line of said Southwest 1/4 to the place of beginning. Parcel is subject to easements, restrictions and rights of way of record.

That part 01 the Southwest 1/4 of Section 20, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: Commencing at the West 1/4 Corner of said Section; thence N89 degrees 19'01"E 656.04 feet along the North line of said Southwest 1/4 to the place of beginning; thence N89 degrees 19'01"E 656.04. feet along said North line; thence S00 degrees 07'29"E 1315.81 feet along the East line of the Northwest 1/4 of said Southwest 1/4; thence S89 degrees 26'46"W 657.98 feet along the South line of said Northeast 1/4, Southwest 1/4; thence N00 degrees 02'22"W 1314.35 feet along the West line of the East 1/2 of said Northwest 1/4, Southwest 1/4 to the place of beginning. Parcel is subject to easements, restrictions and rights of way of record.

be approved as it has been demonstrated that the project conforms with the standards of Section 4.16 and 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.

Approval is subject to the following conditions:

Addition of the specifications of the gauge and size of the culverts to be added to the plan, and the private road easement and private road maintenance agreement to be reviewed by the Chairperson prior to signing the plan.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Montgomery-Yes, Denstone-Yes, Slater-Yes, and Wagner-Yes. Members Absent: Lieffers. Motion carried.

10. At 8:23 P.M. the Public Hearing Amendments to Chapter 14A of the Dorr Township Zoning Ordinance. Robert Wagner presented. 3 attended. Discussion: The proposed amendment would impose mandatory conditions for new commercial and industrial businesses, buildings and facilities in the Township by requiring specific information in the site plans approved for new commercial or industrial buildings and/or facilities which are designed to assist the Township

Fire Department and other agencies providing emergency assistance in the event of fire or other disasters. The proposed amendment would require the owner/tenant of commercial and industrial facilities and businesses to install and maintain a secure device approved by the Township Fire Department on the premises that would allow the Fire Department to have keyed access to the building or facilities in the event of fire or other emergency.

There were no public comments.
The Public Comment Section was closed at 8:35 p.m.

Norm Fifelski asked if the requirement for providing a Pre-Incident Survey was included in the amendment.

A 3-minute recess was held to allow Larry Dolegowski to find a copy of the proposed 14A.07A, which was not included in the Commissioners' packets. None was found. The Township Attorney Steve McKown stated the Commissioners should all have a copy for review prior to action being taken.

A motion was made by Doug Montgomery and supported by Larry Dolegowski that the request to amend Chapter 14 A of the Dorr Township Zoning Ordinance to add a new section (14A.07A) to the zoning ordinance Township Code 300.647A. be adjourned to the next regular Planning Commission meeting on September 19, 2006 to allow all of the Planning Commissioners to have a copy of the proposed new section (14A.07A) for review. All Aye. Motion Carried.

11. At 8:36 P.M. the Public Hearing to consider the request of David Treece to rezone parcel 0305-030-011-00 from Commercial to Rural Estates was held. Brett Sloan presented. 3 attended.

Discussion: The property owner desires to sell the property in question and there has been no interest from buyers for commercial use of the land. The adjacent land is zoned Rural Estates and the Master Plan is to change the zoning of this property to Rural Estates. The property owner plans to sell the land and has no personal plans to develop it.

There were no public comments.
The Public Comment Section was closed at 8:39 P.M.

A motion was made by Larry Dolegowski and supported by Norm Fifelski that the request by David & Diane Treece to rezone the property described as: The Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 30, Town 4 North, Range 12 West; Except the east 198 feet of the Southwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 30. This property is bordered on the South by 138th Avenue, from Commercial to Rural Estates 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, Montgomery-Yes, Denstone-Yes, Slater-Yes, and Wagner-Yes. Members Absent: Lieffers. Motion carried.

12. Old Business:
None.

13. New Business:
a. Election of officers

A motion was made by Karen Slater and supported by Joycelin Denstone to nominate Robert Wagner as Chairperson. No other nominations.

A motion was made by Norm Fifelski and supported by Joycelin Denstone to nominate Doug Montgomery as Vice Chairperson. No other nominations.

A motion was made by Joycelin Denstone and supported by Larry Dolegowski to nominate Karen Slater as Secretary. No other nominations.

Chairperson Wagner called for a vote to elect the nominees.
All Aye. Motion carried.

14. Commissioner Comments

Steve McKown reviewed the history of the private road under discussion for expansion and explained the role and the limitations of the Planning Commission in deciding matters concerning the project.

Karen Slater voiced concerns about the condition of the private road named Kwiat Kove located off 140th Avenue between 18th and 21st Streets.

PCI is requested to visit the site and review the conditions of Kwiat Kove for compliance with the Private Road construction requirements.

PCI is requested to provide a report on enforcement actions taken since their last report.

Commissioners stated they were not informed by the Township office of the date of the joint meeting with the Township Board and thus did not attend the meeting on August 8, 2006.

Norm Fifelski gave a progress report on the DDA's activities. The DDA is currently interviewing design firms. The list of projects that the DDA determined should be done when road construction on 142nd Avenue is completed is as follows:

Decorative street lighting

Put electric underground

Benches and planter boxes for business district

Sidewalk on north side of 142nd Avenue from 18th Street to 16th Street

Embossed cross walks

Lamp poles with decorative lamps (both sides of road)

Street trees north (electric available) with tree grates

Street planters south (with electric available)
Street lamps to Hillcrest Mall
Time clock on Township complex lawn
Seasonal flags
Traffic light
Additional parking
Purchase of the corner lot on 18th Street and 142nd Avenue for clear vision. (The lot could be used for a) Memorial Park or a sitting park with bike rack. (An alternate plan) to purchase all corner houses for a new community center and a new Township Hall.
Purchase old mill for Chamber of Commerce or parking lot
Sidewalk from 16th Street to Bysterveld Park
Purchase Smit lot for downtown parking
Remove old fire station, fence in land for public parking only
Purchase Birman house and land (when it becomes available)
Pre-designed (architect drawing) store fronts (cost shared with DDA).

Norm asked for input from the Planning Commissioners as to additional ideas or suggestions for projects.

15. A Motion was made by Doug Montgomery and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 9:03 P.M.

The next scheduled regular Planning Commission meeting is September 19, 2006.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary