

**Dorr Township Planning Commission
February 21, 2006 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, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Joycelin Denstone.
4. The Minutes of the Regular meeting 1/17/2006 and the Minutes of the Special meeting 1/24/2006 were presented.
A motion was made by Gordon Lieffers and supported by Norm Fifelski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Add review of the Dorr Nursery business.
6. Public Comments
Michael Kowalczyk said he was attending this meeting to help him to prepare for a special use permit request that he plans to make at the next Planning Commission meeting.
7. At 7:00 P.M. the Public Hearing to consider the request of Richard and Mary Lou Dutkiewicz for issuance of a special use permit was held. Ron Merren presented. 15 attended. Discussion: A special use permit was requested to renovate a portion of the lower level of the building for a bedroom for the use of Dick Dutkiewicz who is currently in a nursing home and is unable to climb the stairs to the family's home on the second floor of the building. The applicant intends to restore the lower level to commercial use when Dick Dutkiewicz no longer needs the temporary living area.
Lois Smit expressed her opinions and her letter dated 2/21/06 was read aloud.
A letter of support from Elaine Calkins dated 2/21/06 was read aloud.
Sarah Koster questioned the location of the building and asked if permits were required when home remodeling is planned.
Karen Coughlin asked for clarification of Tim Johnson's role at the Planning Commission meeting.
Norm Fifelski asked whether the applicant planned to put the intended use of the temporary living area in writing.
Tim Johnson explained the process for granting a special use permit for non-conforming use.
The Public Comment Section was closed at 7:20 P.M.
A motion was made by Norm Fifelski and supported by Gordon Lieffers that the request by Richard and Mary Lou Dutkiewicz for approval of the special use permit for

expansion of the residential living quarters into the downstairs portion of the building located at 1820 142nd Ave. be approved because the proposed use constitutes a change of less than 50% of the area of original use and the proposed use will not substantially extend the probable duration of such non-conforming use because the applicant submitted a letter dated 2/21/06 which states that the lower level of the building located at 1820 142nd Avenue will be returned to its original condition when the room is no longer needed for Dick Dutkiewicz's use and the modification will not interfere with the use of other properties in the surrounding neighborhood for the uses for which they have been zoned or with the use of such other properties in compliance with the provision of this Ordinance Chapter XVI 300.762 Section 16.02.

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

8. Site Plan Review for Sandy Simons

Mr. Simons presented. 8 attended.

Discussion: The applicant intends to install a used modular building for the purpose of an office and restroom facilities for a future industrial/commercial tenant of one of the two pole barns located on this property. The modular structure will be placed on a foundation and modifications will be made per the requirements of the building inspector. Concerns were expressed as to the need to refurbish the modular unit. The applicant stated he planned to construct a berm and plant shrubs between the modular unit and the street. The Main Street Planning Company Staff Report dated 2/16/06 and the Site Plan Check List were reviewed.

A motion was made by Gordon Lieffers and supported by Norm Fifelski that the request by Sandy Simons for approval of the site plan for an office building at 4502 South Division Avenue, Moline, be tabled to the next regular Dorr Township Planning Commission meeting on March 21, 2006 to allow the applicant time to revise the plan to reflect the changes recommended in the Main Street Planning Staff Report dated 2/16/05 with the exception of the requirement for topographic elevations on the plan and with the addition of a statement on the plan that the use of the modular office building must be tied to the use of the pole barn and addition to the plan of a paved driveway which is at least 24 feet wide that can accommodate 2-way traffic to the office parking lot.

All Aye. Motion carried.

Mr. Simons requested that Robert Wagner check with the Allegan County Road Commission as to requirements of the size of the access point of the proposed driveway and whether a deceleration lane is required.

9. Dorr Nursery Review

Gary Walters stated he is currently leasing the property and has a verbal option to buy the land. He requested permission to delay paving the parking lot for one more year. Robert Wagner will meet with the Allegan County Road Commission and obtain an opinion as to the need for curbing and a deceleration lane. Mr.

Walters will return to the next Planning Commission meeting for further discussion.

10. Old Business:

a. Work Plan

The Main Street Planning Company Memorandum dated 2/16/06 was reviewed.

Norm Fifelski reported on a meeting with the DDA and the Allegan County Administrator regarding construction standards for commercial and industrial buildings along the major roadways in the Township.

The Work Plan items were prioritized as follows:

1. Consider amending the minimum square footage for a house in the B-1 Zoning District.
2. Amend the B3 Chapter to delete language not related to mobile home parks.
3. Provide regulations for the parking of RV's in the Commercial Zoning Districts and the height of fences in the Commercial Zoning Districts.
4. Finalize the Mineral Mining Ordinance.
5. Consider amending the lot split regulations in the F, Agricultural Zone.
6. Conduct a service drive analysis along 142nd Avenue.
7. Revise the Grass & Weed Control Ordinance.
8. Consider regulations for outdoor wood burning stoves.
9. Develop construction/aesthetic standards for commercial and industrial buildings.
10. Adopt overlay zone regulations for the Rabbit River & tributaries per the Rabbit River Watershed Study Grant.

b. Master Plan

A work session is scheduled for 7:00 p.m. on March 7, 2006.

11. New Business:

None.

12. Commissioner Comments

None.

13. A Motion was made by Gordon Lieffers and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:43 P.M.

The next scheduled regular Planning Commission meeting is March 21, 2006 at 7:00 p.m.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary