

**Dorr Township Planning Commission
January 17, 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, Joycelin Denstone, Karen Slater, and Robert Wagner.
Members Absent: None.
4. The Minutes of the December 20, 2005 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
Add discussion of the Grass and Weed Ordinance under Old Business.
Add the Year End Summary report under Commissioners' Comments.
6. Public Comments
None.
7. At 7:30 P.M. the Public Hearing to consider the request of Mark Hamersma/CRM for a planned unit development rezoning and Planning Commission approval of the final development plan was held. Mark Hamersma and Adam Harrison presented. 12 attended.

Discussion:

The project has been changed so that all streets are public and require construction to meet the Allegan County Road Commission requirements. This change has resulted in less dramatic coving and a 66' road right-of-way.

Connecting roads are located to the north, east and west of the project.

Sloping was added to the plan.

The number of phases was increased from 5 to 7.

Building sites were changed to reflect sloping.

All lots meet the 75' width at the set back line.

The Homeowner's Association is responsible for maintenance of the common areas.

Norm Fifelski reported that some site condominiums are having a special assessment district assigned to them so that the Township collects the money necessary for maintenance of the common areas. Discussion ensued regarding the pros and cons of having a special assessment district.

Tim Johnson explained that the developer was requesting a zoning change from the B-1 zone district to a PUD, which creates its own zone district called the Larson's Ridge PUD District. The project consists of 176 dwellings-134 single family owner occupied and 42 duplex/triplex/quadplex units also owner occupied. 21 acres of "open space" will be permanently set aside.

The Planning Commission's responsibility was to listen to the comments from the public and to make a decision to recommend to the Allegan County Planning Commission and the Dorr Township Board to approve, approve with conditions, or deny the request. The Planning Commission had the right to table the project if further information was needed before they could reach a decision.

The project once approved has to be built as approved. The developer will come back to the Planning Commission for approval of site plans for each of the 7 proposed phases. Minor modifications are allowed during the site plan process.

Jim Maynard stated he thought this was supposed to be an informal meeting. Tim Johnson explained that it was a Public Hearing as posted in the paper.

Jim Maynard questioned the quality of the proposed dwellings. Mark Hamersma stated there would be a variety of styles of homes including some with daylight or walkout space and all would have attached garages.

Jim Maynard asked what was the proposed size of each duplex unit. Mark Hamersma stated the 2-bedroom units would be 1144 sq. ft. per unit.

Steve Rookus asked when construction was scheduled to begin. Mark Hamersma stated he planned to start road construction in the summer of 2006 and anticipated he may take 7 years to construct all 7 phases.

Sharon Helmholdt asked what was the proposed square footage of the homes. Tim Johnson stated that the developer was required to meet the minimum square footage of the B-1 zone district unless he voluntarily included the square footage in the PUD.

Sharon Helmholdt asked the square footage of the homes in Ranchero Estates. Bob Wagner said the first homes ranged from 700-800 sq. feet.

The Public Comment Section was closed at 7:55 P.M. Larry Dolegowski requested that existing structures on property adjoining the project be included on the plan.

Doug Montgomery led the discussion regarding minimum square footage of homes saying he believed there are sufficient "starter" homes in the Township and that he felt the Township needs to diversify the size and types of homes in the community to meet the needs of the Township.

Tim Johnson reported that the Township Attorney stated the Planning Commission could not impose on the PUD a minimum square footage requirement beyond that of the B-1

Zone district. However, the developer could voluntarily include the size of the homes in the PUD, which would then protect the project from any changes in the B-1 zoning district Ordinance.

Discussion ensued as to the number of square feet in ranch style, bi-level, and 2-story homes.

The developer was asked to submit the minimum square footage for each type of house in writing to the Planning Commission.

The Planning Commissioners decided that they required more information before making a decision regarding the minimum number of square feet per type of house.

PCI is requested to provide to the Planning Commission the address and number of square feet of the homes in the following plats: Hilltop View, Bauman's Grove, Sandy Ridge, and Secluded Pines so that the Planning Commissioners can have a visual concept of various sizes of homes prior to the special meeting planned for January 24, 2006.

The Ordinance was reviewed and Tim Johnson will make the following changes before the January 24, 2006 meeting:

Page 1-change the date to the most current version of the Site Plan.

Change all references of "private streets" to "public streets."

Page 2-(3) Lot Area-correct from 12,7576 to "12,141 square feet."

Page 2-(4) Dwelling Unit Location & Setback-

a. Change the front setback restriction from 30 feet to "as indicated on the plan" due to the coving concept.

b. Change the minimum of 50 feet for the rear set back line to 35 feet.

Page 3-(7) Streets and Streetlights-delete paragraphs b and d and change "approval of the Township Engineer" to "approval of the Allegan County Road Commission" in paragraph a.

Page 4-(8) d-add that all connector paths out side of city sidewalks may be constructed with asphalt. Add the width measurements of the emergency vehicle paths and the connector paths (north emergency vehicle path 10 feet, south emergency vehicle path 8 feet, footpaths 5 feet).

Page 4-(9) Tree Plantings-add "outside the right-of-way as illustrated on the plan."

Page 4-(10) a-Add language which would allow the home owner's association to modify open space areas from the "natural state" for uses such as soccer fields, community gardens, playgrounds, etc.

The street named "Red Run Drive" has to be re-named as a street by that name already exists in Dorr Township.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers to table the proposed Ordinance to create the Larson's Ridge PUD District and Plat to a special meeting to be held in one week on 1/24/06 at 6:30 p.m. to allow the Planning

Commissioners time to research the minimum square footage of houses, and to allow the Township Planner time to amend the Ordinance as discussed, and to allow the developer time to provide more definition for the intent of maintenance of the open space areas.
All Aye. Motion carried.

8. Old Business:

a. Re-discussion of the Sand Mining Ordinance.

Discussion ensued regarding the impact of sand mining on the Township during the road construction project (142nd Avenue) this summer.

Issues of concern that need to be addressed for the proposed Ordinance include:

Hours of operation

Reclamation plans

Number of cubic yards of sand allowed to be removed in a calendar year without a permit.

Bob Wagner instructed the Commissioners to come to the next regular meeting prepared to discuss these issues.

b. Grass and Weed Ordinance: postponed to the next regular meeting.

9. New Business:

None.

10. Commissioner Comments

a. Year End Report

The report was reviewed and amended to include the number of Master Plan meetings (3), and to include that Planning Commissioners requested an accounting of the number of citations issued for infractions of the Township Ordinances at 6 separate meetings and there was no official response given to the Planning Commission in 2005.

b. Concern was again expressed that the Greenhouse business located across from Hillcrest Mall be reviewed. 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. Larry Dolegowski suggested that a sub-committee of 2 Planning Commissioners and 1 Township Board member visit sites for projects on upcoming agendas and report observations to the Planning Commission.

- d. Doug Montgomery again expressed concern that there has been no report provided regarding enforcement of Township Ordinances. The suggestion was made to request a monthly "Code Enforcement Report" from PCI.
- e. Tim Johnson will prepare a Work Plan for 2006 for the next regular meeting. Items will include:

Grass and Weed Ordinance

Minimum square footage of new homes

Limits on the height of fences in the Commercial Zone District

Parking RV's in Commercial Zone District

Snowmobile traffic from sidewalks

Outdoor wood furnace concerns such as the height of smokestacks, distance between furnace and neighboring dwellings, and restricting installation to side or back yards.

- 11. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 9:40 P.M.

The next Special meeting of the Planning Commission is January 24, 2006 at 6:30 p.m.
The next scheduled regular Planning Commission meeting is February 17, 2006 at 7:00 p.m.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary