

**Dorr Township Planning Commission
Special Meeting
January 24, 2006 Minutes**

1. Chairman Robert Wagner called the meeting to order at 6:30 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, Robert Wagner. Members Absent: None.

At 6:30 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 resumed. Mark Hamersma and Jack Baar presented.

Discussion: The issue of the minimum square footage of the proposed dwellings was discussed.

Jim Maynard stated he was pleased that the Planning Commission tabled the hearing to allow for further study and that he thought the minimum square footage should be as in the current A-1 Zone District.

Bill Schaendorf stated he favored larger homes and that the larger homes do sell in Dorr. Joel Pounders stressed that the location of Larson's Ridge (near the highway and off 142nd Ave.) has an impact on the market for the homes.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone to recommend the Allegan County Planning Commission and the Dorr Township Board adopt the Draft #2 Larson's Ridge Planned Unit Development with the changes as follows:

Page 2-(4) b. change the minimum rear setback distance from 35' to 30';

Page 3-(5) Dwelling Unit Size-1,200 sq. ft. for ranch style homes, 1,000 sq. ft. for the upper level of bi-level style homes, 1,000 sq. ft. for the upper 2 levels of tri-level style homes, and 1,500 sq. ft. for 2-story style homes (680' first floor minimum);

Page 4-(8) d. delete "between Lots 16, 17, & 27" and insert "in Phase III & Phase IV" and delete "between Lots 36 & 37" and insert "in Phase VII."

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

4. Commissioner Comments

The January 17, 2006 minutes will be corrected to reflect that the Larson's Ridge PUD can not use the name of "Red Run Drive" as a street by that name exists in Dorr Township.

5. A Motion was made by Gordon Lieffers and Supported by Norm Fifelski to adjourn. All Aye. The meeting was adjourned at 7:35 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