

**Dorr Township Planning Commission
June 20, 2006 Minutes**

1. Vice-Chairman Montgomery 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, and Karen Slater. Members Absent: Robert Wagner, and Tim Johnson Township Planner.
4. The Minutes of the 5/16/2006 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. The Minutes of the 6/06/2006 special meeting were presented.
A motion was made by Joycelin Denstone and supported by Norm Fifelski to approve the minutes as presented. All Aye. Motion carried.
6. Changes or Additions to the Agenda
Postpone Master Plan due to the absence of the Township Planner.
Add Earl Collier to New Business.
7. Public Comments
None.
8. At 7:00 P.M. the Public Hearing to consider the request of Robert and Arlene Pattock, Bernice Weber, Daniel Weber, Ramon and Amy Ortiz, and Alan and Christina Weber for a rezoning request from F-Agricultural zoning district to the RA Rural Agricultural zoning district was held. Daniel Weber presented. 8 attended. Discussion: Daniel Weber owns a 2-acre lot and plans to purchase 8 acres from Bernice Weber, which would exceed the maximum lot size allowed in the current zone district. Mr. Weber stated he has no plans at this time of developing the property but may build a house on the land in the future. Mr. Robert Pattock stated he may develop his property in the future but has no plans to do so at this time.

Doug Montgomery asked if any of the owners of the properties adjoining the land in question wished to make a comment. None present.

The Public Comment Section was closed at 7:08 P.M.

A motion was made by Norm Fifelski and supported by Gordon Lieffers that the request by Robert and Arlene Pattock, Bernice Weber, Daniel Weber, Ramon and Amy Ortiz, and Alan and Christina Weber for approval of the a rezoning request from F-Agricultural zoning district to the RA Rural Agricultural zoning district at:

Parcel A-The East ½ of the Northwest ¼ of Section 18, T4N, R12W, Except beginning at a point 770 feet North and 33 feet West of the center ¼ post of Section 18, thence North 208.71 feet, thence West 208.71 feet, thence South 208.71 feet, thence East 208.71 feet to the place of beginning; ALSO EXCEPT beginning at a point 978.71 feet North and 33 feet West of the center ¼ post thence North 417.42 feet, thence West 417.42 feet, thence South 417.42 feet, thence East 417.42 feet to the place of beginning; ALSO EXCEPT the East 183 feet of the North 325 feet of said section; ALSO EXCEPT commencing 800 feet South of the North ¼ post, thence South 50.04 feet, thence South 87 degrees 40' West 437.96 feet, thence South 2 degrees 20' East 150 feet, thence South 87 degrees 40' West 218 feet, thence North 2 degrees 20' West 200 feet, thence North 87 degrees 40' East 658 feet to the place of beginning.

Parcel B-The North ½ of the Southwest ¼ of the Northwest ¼ of Section 18, Except the North 330 feet of the West 264 feet thereof.

Parcel C-The North 330 feet of the West 264 feet of the Southwest ¼ of the Northwest ¼ of Section 18;

Parcel D- The North 330 feet of the South 660 feet of the Southwest ¼ of the Northwest ¼ of Section 18;

Parcel E-The South 330 feet of the Southwest ¼ of the Northwest ¼ of Section 18.

Parcel A is bordered on the North by 144th Avenue and on the East by 23rd Street. Parcels B, C, D, and E are bordered on the West by 24th Street.

be [approved/denied] 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, Lieffers-Yes, Montgomery-Yes, Denstone -Yes, Slater-Yes. Members Absent: Robert Wagner. Motion carried.

9. Old Business:

a. Master Plan

Postponed due to the absence of the Township Planner.

10. New Business:

a. Earl Collier of the County Land Preservation Program

The Preservation Program would purchase the development rights from a property owner in order to ensure that the property remain as farmland.

The funds to purchase the development rights at a maximum of \$5,000.00 per acre, are provided by the Federal (50%), State (25%), and Local government (25%). The property owner can elect to pay the local government's share.

The property taxes would be lowered as there would be no opportunity to develop the land. The property taxes would remain at or about the current tax level.

The Preservation Program expects to issue applications this fall.

Criteria for acceptance into the program includes that the property be located in a dedicated farmland preservation area.

Dorr Township may have to revise or add a new Ordinance to create the dedicated farmland preservation area. Tim Johnson will be consulted on this matter.

Applicants will be chosen based upon a point system.

Mr. Collier will provide a copy of the point system to the Dorr Township Office.

b. Carl Keizer of South Kent Sales

Mr. Keizer stated he plans to move his truck sale business to the Industrial Park if he can have the property rezoned to the Commercial zone district which allows for truck sales. An informal discussion ensued regarding Mr. Keizer's plans, the proposed changes to the Master Plan, and the application process for a zoning change request.

11. Commissioner Comments

None.

12. A Motion was made by Larry Dolegowski and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 7:35 P.M.

The next scheduled regular Planning Commission meeting is July 18, 2006.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary