

**Dorr Township Planning Commission
March 21, 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, Gordon Lieffers, Doug Montgomery, Joycelin Denstone, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: None.
4. The Minutes of the 2/21/2006 meeting were presented. A motion was made by Gordon Lieffers 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 Michael Kowalczyk for issuance of a Special Use Permit was held.

Michael Kowalczyk presented. 14 attended.

Discussion:

The Applicant plans to widen his current 12' driveway by 6-8 feet for the purpose of a private street which would allow him to split his property, sell the current home on 2 acre lot, build a new home on remaining land and retain the southern section of the property for future use. The Applicant's engineers consulted with a wetlands consultant, Adrian Peterson of King & Macgregor Environmentalists, who flagged areas that are ponds and natural drains. Due to the delays in the wetlands study the Applicant was unable to have all the necessary documentation ready for this meeting.

Denise Fischer-Merbs said she was opposed to the project, as she likes the natural view.

The Public Comment Section was closed at 7:20 P.M.

A motion was made by Doug Montgomery and supported by Gordon Lieffers that the request by Michael Kowalczyk for approval of the special use permit to construct a private road at 1254 140th Avenue and use said road for residential uses be tabled to the next regular Planning Commission meeting on April 18, 2006 to allow the Applicant time to complete the requirements of the Ordinance. All Aye. Motion carried.

8. At 7:21 P.M. the Public Hearing to consider the request of Howard Veneklasen for issuance of a Special Use Permit was held.

Howard Veneklasen presented. 14 attended.

Discussion:

The Main Street Planning Company Staff Report dated 3/15/06 was reviewed.

Howard Veneklasen and Exxel Engineering explained that all fluids are drained from the vehicles inside the production building and they described the safety measures in place to prevent contamination of the soils and waterways.

In a letter dated 3/20/06 the Allegan County Road Commission gave approval of the location of the driveway and stated they would likely require construction of a bypass lane.

The Public Comment Section was closed at 7:55 P.M.

A motion was made by Larry Dolegowski and supported by Doug Montgomery that the request by Howard Veneklasen for approval of a special use permit for construction and operation of a salvage yard for the property at 4680 12th Street be approved as it has been demonstrated that the proposed project 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.

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

Site Plan Review

Discussion:

The Main Street Planning Company Staff Report dated 3/15/06 was reviewed.

The modifications made to the plan per the Staff Report recommendations were discussed.

Sandy Simons asked questions about the size of the building, (125' x 125'), the type of flattener that was used, air quality in the production building, (the exhaust system was described), and whether the flattened cars would be stockpiled (shipped out daily).

The 125' x 125' production building will have 25' sidewalls and will be of steel construction. One corner of the building will be an enclosed work area used by the employees to remove the fluids from the vehicles. One corner of the builder will house the crusher. One corner of the building will contain stacks of crushed vehicles awaiting removal. The final corner of the building will contain offices and employee break room and restrooms. This building will be off-limits to the public.

The Sales building will be approximately 50' x 60' and will have 14' sidewalls. This building will be of steel construction. The Sales building will be used for all transactions with the customers and will contain offices, break rooms and restrooms.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Howard Veneklasen for the site plan dated 3/21/06 be approved as it has been demonstrated that the project conforms with Chapter XIV-A of the Dorr Township Ordinance.

Approval is subject to the following conditions:

The following items be added to the notes on the plan:

1. The evergreens will be spruce trees.
2. The existing vegetation along the Bisbee Drain and the south lot line will be preserved as it serves to protect the Drain and serves as an effective screen in non-winter months.
3. The Allegan County Road Commission specifications for the bypass lane and driveway.

And evidence that the DEQ permit was obtained must be presented to PCI or to the Chairman of the Planning Commission before construction begins.

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

9. Larson's Ridge-Preliminary Plat Phase I

Jack Barr of Nederveld & Associates presented. 4 attended.

Discussion:

The Main Street Planning Company Staff Report dated 3/17/06 was reviewed.

Tim Johnson explained that the Planning Commission has the authority to approve deviations from the PUD if they are not significant in nature such as to approve modifying the front set-back line from 35' to 30' for the condominiums described on the plan as #7/8/9 and #23/24 and to relocate Larson's Ridge street south of units 1/2/3 by 15' to the west in order to avoid a wet land area.

Jack Barr asked for clarification as to whether the PUD included the configuration of the condominium units as sketched on the plan or if the developer could alter the plan such as decreasing a 3-unit structure to a 2-unit building. Tim Johnson said that the developer had to authority to change the configurations as long as he did not exceed the total number of units as specified by the PUD.

Discussion ensued as to how to redraw the lot lines between lots # 2 and #3 to eliminate the triangle shape at the rear of lot #3.

Jack Barr reported that the Dedication Open Space Document was being reviewed by attorneys and may not be ready prior to the next Planning Commission meeting. Tim Johnson said that the site plan could be approved with the condition that the document be completed and recorded prior to the commencement of construction of the plat.

A motion was made by Norm Fifelski and supported by Joycelin Denstone that the request by Mark Hammersma for approval of the site plan dated 2/28/06 for Larson's Ridge Phase I tabled to the 4/4/06 Special Planning Commission meeting to allow the applicant time to address the issues in the Main Street Planning Company Staff Report dated 3/17/06. All Aye. Motion carried.

10. Sandy Simon-Site Plan Review

Sandy Simon presented. 4 attended.

Discussion:

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

A motion was made by Gordon Lieffers and supported by Doug Montgomery that the request by Sandy Simon for approval of the site plan dated 3/16/06 for a proposed office building located at 4502 South Division Avenue, Dorr Township be approved as it has been demonstrated that the project conforms with Chapter XIV-A of the Dorr Township Ordinance.

Approval is subject to the following conditions:

The Applicant acknowledges that he is aware that if a tenant proposes a use that is a Special Land Use as listed in the Industrial Chapter a Public Hearing and a Site Plan Review will be required.

Landscaping-the size and type of trees-must be added to the Plan before an occupancy permit is issued.

The parking lost aisle must be increased to 24 feet.

The Plan must be amended to change the Side Set-back line from "0" to "8 feet."

Roll Call vote: Dolegowski-No, Fifelski-No, Lieffers-Yes, Montgomery-Yes, Denstone - Yes, Slater-Yes, Wagner-Yes. Members Absent: None. Motion carried.

11. Old Business:

a. Dorr Nursery

Robert Wagner reported that Dale Tufflemire of the Allegan County Road Commission reviewed the project and said that the gravel area between the paved driveway and the pavement on 142nd Avenue needs to be paved and a rolled curb installed. Gary Walters said that the work in question was the responsibility of the construction company that had rebuilt 142nd Avenue and that Don Kaczanowski had assured him that the project would be completed this spring.

Gary Walters requested that he be given one more season before deciding whether to close his business or to pursue purchase of the property and construct a permanent building that would be larger than the temporary structure and would include a storefront.

A motion was made by Larry Dolegowski and supported by Norm Fifelski to approve the use of the temporary structure located at 1633 142nd Avenue for the 2006 season and to require the Applicant to return to the Dorr Township Planning Commission in September 2006 for review of his project. All Aye. Motion carried.

12. New Business:
None.

13. Commissioner Comments

Larry Dolegowski reported that area citizens are questioning whether activity on the property at 144th Ave and 12th Street is allowed by Township Ordinances. A discussion ensued regarding enforcement of the Township Ordinances. The consensus of the Planning Commissioners was that the burden of enforcement should be lifted from the Township Supervisor and Township Officers and the task of enforcement should be delegated to PCI.

Norm Fifelski reviewed information in the packet regarding demographics of home sales and construction in Allegan and neighboring counties.

14. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 9:16 P.M.

The next scheduled regular Planning Commission meeting is April 18, 2006 at 7:00 p.m.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary