

**Dorr Township Planning Commission
May 16, 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, Tim Johnson Township Planner and Robert Wagner.
Members Absent: Karen Slater.
4. The Minutes of the May 2/2006 Special meeting 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
Norm requested a discussion of the minimum frontage in developments and the road width
6. Public Comments
None.
7. Old Business:
 - a. Master Plan
Tim presented information of a Future Land use category of Mixed Use and proposed this for the area south of the Kent County Land fill property, west of 131 and east of 14th St south to just south of 144th, currently zoned I.
This use was also proposed for south of 142nd and the current commercial zoned property east of 16th and just north of 140th.
Additional areas discussed will be summarized and presented by Tim. The information, may not, however be available for next week's meeting.
The downtown area was also discussed. It was suggested that all interested parties, the DDA, township board and the planning commission should meet to discuss the best way to develop and enhance the downtown area.
 - b. Tim advised that he is currently reviewing the new Zoning Enabling Act that goes into effect on July 1. This will require us to make some changes and he will advise his recommendations. If we do not make changes by that time, State law will super cede ours.
8. New Business:
 - a. Larry Dolegowski inquired do we have any ordinances regulating the use of a semi trailer for storage. One is being used at 144th & 12th St at the RR tracks. Bob was going to look into this.

- b. There was discussion regarding the lot width of lots in RA zoned sub division. Larry advised that the Board of Appeal recently approved a variance to the lot size requirements.
- c. There was discussion regarding the need to modify the private road standards so there is no confusion as to the requirements. The consensus was that the widths currently specified, 18', 20' & 22' needed to be increased by two feet in each category to 20', 22, & 24'.

9. Commissioner Comments

10. Adjournment

A Motion was made by Larry Dolegowski and supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:45 P.M.

The next scheduled Special Planning Commission meeting is May 23, 2006 at 7:00 p.m.

Respectfully Submitted,