

**Dorr Township Planning Commission
Special Meeting
May 2, 2006 Minutes**

1. Chairman Robert Wagner called the meeting to order at 7:00 P.M.
2. The Pledge of Allegiance was not recited due to the lack of an American flag in the meeting room.
3. Roll Call--Members Present: Larry Dolegowski, Norm Fifelski, Gordon Lieffers, Joycelin Denstone, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Doug Montgomery.
4. The Minutes of the April 18, 2006 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
Corrected to place DeYoung Site Condo under "Old Business" and delete "Jack Morren" site condominium (same as DeYoung request).
6. Public Comments
None.
7. Old Business
 - a. DeYoung-Site Condo Review

Don DeGroot of Exxel Engineering presented. 11 attended.

Discussion: The plan was modified to include the number and approximate location of streetlights, the name of the Project, and the name of the street. The applicant has not obtained the approvals from the Allegan County Health Department, Allegan County Road Commission and Allegan County Drain Commission.

The 4/26/06 letter from the Township Attorney was reviewed. Tim Johnson said that the private road ordinance allows for the construction of a street that has a width of 20-foot of pavement and requires that the construction standards (depth of asphalt and sub-base construction) meets the approval of the County Road Commission.

Discussion ensued regarding sidewalks in this project. Audience member Jeff Terpstra, and Commissioners Norm Fifelski, and Karen Slater made comments in favor of sidewalks while Joycelin Denstone and Gordon Lieffers expressed the opposite viewpoint.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Jack Morren for approval of the preliminary site condominium plan dated 4/25/06 for Woodside Meadow Site Condominium at the property described as: The east ½ of the NW ¼ of Section 14,

T4N, R12W, Dorr Township Allegan County, Michigan except A parcel beginning at a point on the North line of said NW ¼ which is 350' West of the North ¼ corner of Section 14; thence South 305'; thence West 200'; thence North 305'; thence East 200' along the North line of said NW ¼ to the Place of Beginning; also except that part of the NW ¼ of Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan described as: Commencing at the NW corner of said Section; thence N90 degrees 00'00"E 1306.40 feet along the North line of said NW ¼ to the NW corner of the East ½ of said NW ¼ and the place of beginning; thence S00 degrees 33'30"E 300.00 feet along the West line of said East ½, NW ¼; thence N90 degrees 00'00"E 370.0 feet; thence N00 degrees 33'30"W 300.00 feet; thence S90 degrees 00'00"W 370.0 feet along the North line of said NW ¼ to the place of beginning; also except the East 150' of the North 1574' of said NW ¼; also except the West 200' of the East 350' of the North 800' of said NW ¼. be approved for recommendation to the Dorr Township Board for approval as it has been demonstrated that the project conforms with the requirements of Section XIV-B of the Dorr Township Ordinance.

Approval is subject to the following conditions:

Approvals from the Allegan County Health Department, Allegan County Road Commission and Allegan County Drain Commission; modification of the plan to indicate construction of a street with 24 feet width of blacktop surface; and approval of a variance from the Dorr Township Zoning Board of Appeals to allow lots #2, #5, and #16 to be exempt from the requirement to have the width of 265 feet maintained throughout the lot.

Roll Call vote: Dolegowski-Yes, Fifelski-No, Lieffers-Yes, Denstone-Yes, Slater-No, Wagner-Yes. Members Absent: Montgomery. Motion carried.

Tim Johnson pointed out that the applicant will have to return to the Planning Commission for reconfiguration of the plan if the Dorr Township Zoning Board of Appeals fails to grant the variance requested for lots #2, #5, and #16.

b. Master Plan

Proposed revisions to the Township map were discussed.

The consensus was to leave the properties south of 142nd Avenue alongside the 131-expressway as they are currently planned for the Industrial zone and to add the properties alongside the 131-expressway north of 144th Avenue to the Industrial Zone district.

Audience comments:

Keith and Jackie Lefebre and Jeff Terpstra discussed issues related to their properties and the Kent County landfill expansion. They would prefer that their properties, which are located in the area under discussion, be rezoned to the Industrial Zone district.

The revised Master Plan could include provisions in the narrative section whereby the Planning Commission could require that an applicant would obtain a zoning change to the Industrial Zone district only if either the property already had sewer installed and was located on a paved road or that the applicant would agree to install sewer and pave the street in order to receive approval of the zoning change request.

Interior access roads that are public streets in the Industrial zones would improve access for development.

Adjacent land uses and topography could be factors that would allow for the depth of the Commercial zone to be increased from 500 feet.

Blended use zoning districts (commercial/industrial and residential/commercial) could be created.

Mixed Use PUD in Industrial zone districts could encourage development.

Input will be sought from the owners of Hillcrest Mall and from representatives from the Kent County Landfill.

Tim Johnson will revise the map for further review at the next meeting.

8. New Business:
None.
9. Commissioner Comments
None.
10. A Motion was made by Joycelin Denstone and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:55 P.M.

The next scheduled regular Planning Commission meeting is May 16, 2006 at 7:00 p.m. and the next scheduled Special Planning Commission meeting is May 23, 2006 at 7:00 p.m.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary