

**Dorr Township Planning Commission
November 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 October 17, 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
Add discussion on the Weed Ordinance to New Business.
6. Public Comments
None.
7. At 7:00 P.M. the Public Hearing to consider the request of Dan Weber for a special use permit that will allow him to construct and maintain a private road was resumed. Dan Weber presented. 4 attended.

Discussion:

The Main Street Planning Company Staff Report dated 11/17/06 was reviewed.

The applicant provided the following documentation:

A copy of the quit claim deeds describing and granting the private road easements;

A copy of a recordable private road maintenance agreement dated 10/9/06 as described and required by Section 4.16 of the Zoning Ordinance;

A letter from the Dorr Township Fire Chief dated 11/20/06 stating he reviewed the proposed road and found it acceptable;

A permit from the Allegan County Road Commission dated 10/26/06;

And evidence that the private road cross section meets the minimum requirements of the Zoning Ordinance as stated in Section 4.16(e) (1).

The Public Comment Section was closed at 7:06 P.M.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Dan Weber for a special use permit that will allow him to construct and maintain a private road located within the boundaries of the following described property: The North 330 feet of the Southwest ¼ of the Northwest fractional ¼ of Section 18, T4N, R12W, EXCEPT the South 264 feet of the west 330 feet thereof, Dorr Township, Michigan be approved as it has been demonstrated that the proposed project is **established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses**

thereof; does not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation; does not have an adverse effect on police and fire services and other public safety and emergency services; does not have an adverse effect on the need and demand for other public services; does not have a significant adverse effect on the natural environment of the site and nearby properties; and is consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect 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.

8. Site Plan-St. Peter's Lutheran School

St. Peter's Evangelical Lutheran Church plans to add a school building to the existing church site and use the existing church driveway for access.

Tim Reed presented. 5 attended.

Discussion:

The landscaping needs and the current requirements were discussed and the consensus of the Planning Commissioners was that it was more useful to have trees along the building instead of on the lot line.

The plan is designed to allow for expansion to the east when/if there is a need.

The lighting on the building is as required by the State of Michigan and will be equipped with shields to protect the neighbors from light pollution.

A motion was made by Larry Dolegowski and supported by Doug Montgomery that the request by St. Peter's Evangelical Lutheran Church for approval of the site plan dated 11/16/06 for a free standing one story school building on the existing church site and use of the existing church driveway for access located at 4125 18th Street, Dorr MI 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 information added to the plan:

The engineer's seal;

The height of the building;

The location of all proposed landscape materials, including size and type of plantings;

The method for shielding lights from adjacent properties and roadways.

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

9. Old Business:

- a. Continue discussion on Rabbit River overlay zone regulations.

Tim Johnson reviewed the sample ordinance. Discussion ensued regarding the size of the natural vegetation strip and the transition zone. The consensus of the Planning Commissioners was that the overlay zone would be most effective in areas planned for residential use. Tim Johnson will revise the draft and present the revisions at the next regular Planning Commission meeting. The goal is to hold a Public Hearing on the Ordinance in January or February 2007.

b. Master Plan

Tim Johnson reported that the Master Plan has been sent out for comment to the abutting Townships and to the County as required. Thus far Gaines and Byron Townships have sent replies. Discussion ensued as to the suggestions made by Byron Township to consider revising the Plan along 108th Street between 14th Street (Clyde Park) and the railroad from Industrial to Rural Estates or Rural Agriculture as that area on the north (Byron Township) side of 108th is planned for residential development. The consensus of the Planning Commissioners was that since the landfill occupies that area and has purchased more property in that area it is in the best interest of the Dorr Township residents to Master Plan that section as Industrial as planned.

A motion was made by Gordon Lieffers and supported by Norm Fifelski to hold the Public Hearing on the Master Plan at the January 16, 2007 meeting. All Aye. Motion carried.

Tim Johnson reported that the new Zoning Map is completed and will be sent out soon.

10. New Business:

a. Weed Ordinance

Larry Dolegowski reported on the discussion of the Township Board concerning mowing weeds on the Industrial site between 142nd and 144th Avenues. The consensus of the Planning Commissioners was that it was not feasible to mow all that area because the area in question is not occupied by any businesses and is not fully developed.

Discussion ensued about the need to mow the weeds along side walks regardless of the zoning district and enforcement measures to ensure sidewalks and "Pathways for our Children" paths were not used as horse trails and for dumping grounds of leaves and that they are maintained to protect the health and safety of those using the sidewalks and paths. Tim Johnson stated that in site condominium projects mowing and maintenance within the road easement was allowed.

11. Commissioner Comments

The MSU Extension program for Planning Commissioners begins 2/1/07. The 9 classes are held every Thursday from 6:30-9:30 p.m. in Allegan. Anyone interested in attending should contact the Township Office.

12. A Motion was made by Larry Dolegowski and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:15 P.M.

The next scheduled regular Planning Commission meeting is December 19, 2006.

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary