

**Dorr Township Planning Commission
October 17, 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, Joycelin Denstone, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Doug Montgomery.
4. The Minutes of the September 19, 2006 meeting were presented. A motion was made by Gordon Lieffers and supported by Larry Dolegowski to approve the minutes as corrected (addition of Commissioner Comment by Robert Wagner that the Fire Chief recommended that private roads be paved a width of 22' rather than 18' and that the Private Road Ordinance will need to be revised). All Aye. Motion carried.
5. Changes or Additions to the Agenda
The order of the agenda was changed because the Notice for the Public Hearing stated the hearing was to begin at 7:30 p.m.
6. Public Comments
None.
7. At 7:30 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 held. Dan Weber presented. 4 attended. Discussion: Tim Johnson was unable to review the request because the applicant did not provide all the information required by 300.206 Section 4.16 Private Road Ordinance. Peter Noble asked whether the ordinance required a complete engineering survey.

The Public Comment Section was closed at 7:45 P.M.

A motion was made by Norm Fifelski 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 be postponed to allow the applicant time to meet the requirements of Section 4.16. All Aye. Motion carried.

8. Old Business:

a. Hillcrest Mall Site Plan

Robert Wagner stated he did not sign the revised copy of the Hillcrest Mall Site Plan presented to him by the Trinity Properties LLC because the revised plan did not meet the conditions of approval stipulated by the motion at the September 19, 2006 Planning Commission meeting. The conditions of approval were that "the plan shall be revised to change the center aisle entry drive and angled parking to installation of a landscape island opposite the main entry drive off 142nd

Avenue and 90 degree parking striped to the south of the landscape island.” However, the revised plan presented to Mr. Wagner had 4 landscape islands. Norm Fifelski reported on a meeting with the Dorr Township Supervisor and the two owners of the mall at which the new concept was discussed. The mall owners’ goal is to maintain a 2-way flow of traffic, add 22 parking spaces, and allow for efficient snow removal.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone to approve the site plan dated 10/2/06 for Trinity Properties LLC with the condition of approval that the two northern islands be moved one parking space to the south.

All Aye. Motion carried.

9. New Business:

a. Discussion on agricultural preservation areas.

Larry Dolegowski reported that he was informed by the Hopkins’ Township Supervisor and Casey Jones that persons who own property in both the Dorr and Hopkins’ Townships cannot apply for the Purchase of Development Rights program if Dorr Township does not have the required Ordinance in place.

The consensus decision of the Planning Commissioners was to add the necessary language to the narrative in the Master Plan that Dorr Township supports the county’s Purchase of Development Rights Program.

b. Discussion on Rabbit River overlay zone.

Tim Johnson provided a sample ordinance for review and gave a brief overview of the overlay zone concept. The Planning Commission will have to choose which waterways will be protected by the overlay zone regulations. The intent of the overlay zone is to provide a measure of protection to natural waterways by prohibiting activities such as removal of trees from the banks to provide a filter strip and shade for the waterways. Tim Johnson will provide additional information for discussion at the next Planning Commission meeting.

10. Commissioner Comments

Tim Johnson will provide copies for review of sample Check Lists used by other Townships to aide applicants to meet the requirements of the Ordinances for a variety of requests.

Tim Johnson gave a brief overview of LID (Low Impact Development), which is a method for handling storm-water in developments. The storm-water is held by swales or other methods, which allow the water to infiltrate into the ground on-site, rather than holding the water in detention ponds and ultimately discharging the water into creek systems.

Robert Wagner reported that the Brigadoon Golf Course installed lawn sprinklers that provide better coverage with less water.

Larry Dolegowski conveyed Casey Jones’ compliments regarding the professionalism of the Dorr Township Planning Commission and Master Plan.

The Professional Code quarterly report for zoning enforcement actions was reviewed.

11. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:20 P.M.

The next scheduled regular Planning Commission meeting is November 21, 2006.

Respectfully Submitted,

Karen Ann Slater

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Secretary