

**Dorr Township Planning Commission
September 19, 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 August 15, 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
None.
6. Public Comments
None.
7. At 7:10 P.M. the Public Hearing to consider the request of Mike Kowalczyk for a special use permit to construct a private drive located at 1254 140th Street was resumed. No one presented this request.
The Public Hearing was adjourned due to a lack of a presenter.
8. At 7:10 P.M. the Public Hearing to consider the request of Don Anthony Builders for a special use permit, which would provide for the expansion of an existing private road was held. Tony Bouma presented. 12 attended.

Discussion:

Chairman Wagner reminded the applicant that the Planning Commissioners and the Township Planner were not provided with information prior to this meeting.

Mr. Bouma stated he plans to develop the property as a site condominium with 15 home sites on a private road coming off the existing private road, Rustic Lane, and plans to allow an easement between proposed lots #6 and #7 for access to the adjacent property. Mr. Bouma stated he would have no problem with paving the remaining graveled area of 140th Avenue and would bring Rustic Lane up to current road construction standards. Mr. Bouma stated he would exempt Ed Klinge, one of the property owners who live on Rustic Lane, from the condominium dues.

Ed Klinge objected to the proposed project.

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

Tim Johnson reminded the Planning Commissioners that the decision of whether or not to grant a Special Use Permit for the construction of a private road was the only issue the Planning

Commissioners were concerned with and that the applicant had not provided sufficient information to the Planning Commissioners or to the Township Planner to make a decision on this matter.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Don Anthony Builders for approval of the special use permit for expansion of an existing private road per the property description: The east ½ of the Northeast ¼ of Section 29, Town 4 North, Range 12 West, Except the east 626.17 feet thereof; Also Except the North 891 feet of the West 644 feet thereof be adjourned until the next regular Planning Commission meeting due to insufficient information provided by the applicant.

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

9. At 7:30 P.M. the Public Hearing Amendments to Chapter 14A of the Dorr Township Zoning Ordinance. Tim Johnson and Norm Fifelski presented. 11 attended. Discussion: The proposed amendment would impose mandatory conditions for new commercial and industrial businesses, buildings and facilities in the Township by requiring specific information in the site plans approved for new commercial or industrial buildings and/or facilities which are designed to assist the Township Fire Department and other agencies providing emergency assistance in the event of fire or other disasters. The proposed amendment would required the owner/tenant of commercial and industrial facilities and businesses to install and maintain a secure device approved by the Township Fire Department on the premises that would allow the Fire Department to have keyed access to the building or facilities in the event of fire or other emergency.

Discussion: Norm Fifelski provided historical information on the rationale for the proposed amendment.

The proposed amendment was reviewed.

The Public Comment Section was closed at 7:35 p.m.

Paragraph (1) was changed to replace “Township Planning Commission” with “Township Building Inspector” and to change the following sentence from: “A completed pre-incident plan in a form approved by the Planning Commission. This form will contain the following information, at a minimum:” to “A completed pre-incident plan which will contain the following information, at a minimum:”

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request to amend Chapter 14 A of the Dorr Township Zoning Ordinance to add a new section (14A.07A) to the zoning ordinance Township Code 300.647A.dated 9/19/06 with the changes recommended by the Planning Commission be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval.

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

10. Site Plan Review-Hillcrest Mall

Jim Tuuk of Trinity Properties presented. 6 attended.

Discussion: The plan was revised in order to add parking spaces to meet the number required by the Ordinance. The proposal changed the main entry drive from 2-way traffic with no parking inside the drive to a one-way drive with angle parking. Safety and traffic flow issues were discussed.

A motion was made by Norm Fifelski and supported by Joycelin Denstone that the request by Trinity Properties LLC for approval of the site plan dated 9/14/06 for Hillcrest Mall at 1614 142nd Avenue 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 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.

The revisions are subject to approval of the Dorr Township Planning Commission Chairperson Wagner.

All Aye. Members Absent: None. Motion carried.

11. Master Plan Discussion

a. RE on 14th Street

The Dorr Township Board accepted the proposed Master Plan with the recommendation that the area on the west side of 14th Street, 500 feet north of 142nd Avenue be changed from the proposed MDR, RE and LDR land use to just RE use.

The Planning Commissioners discussed the rationale for having the 3 zones in that area and debated the pros and cons of accepting the Township Board's recommendation. Larry Dolegowski reminded the Commissioners that active farming was still taking place in the area and that when there is a change in that area the Master Plan can be revisited and revised as needed.

A motion was made by Larry Dolegowski and supported by Robert Wagner to accept the changes to the Master Plan as proposed by the Dorr Township Board.

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

b. Dar VanderArk- request for residential use within MPUD Zone

Mr. VanderArk represented the TMB Dorr Group who owns 200 acres currently zoned agricultural which is located along the 131 highway and 140th Avenue. The property in question is MPUD Zone on the proposed Master Plan. Mr. VanderArk requested that the text of the Master Plan be revised to allow residential use in the MPUD, which would be consistent with the area planned for MPUD abutting the 131-highway and 144th Avenue.

Tim Johnson reminded the Commissioners of the goal stated in Chapter 5 of the proposed Master Plan to concentrate residential use in the town center area.

The consensus of the Planning Commissioners was to send the current version of the proposed Master Plan, with the revision made in agenda item 11-a, to the neighboring townships and to the Allegan County Planning Commission for comment and to discuss Mr. VanderArk's proposed changes at the Public Hearing for the Master Plan.

A motion was made by Joycelin Denstone and supported by Norm Fifelski to send the current version of the proposed Master Plan, with the revision made in agenda item 11-a, to the neighboring townships for the mandatory 45-day time period and to the Allegan County Planning Commission for the mandatory 75-day time period for review and comment prior to the Public Hearing.

All Aye. Members Absent: None. Motion carried.

12. Old Business:

a. PCI-zoning administrator's report:

PCI reported to Robert Wagner that the report provided for this Planning Commission meeting did not accurately reflect the number and types of issues they have addressed and they will submit more information at the next regular Planning Commission meeting.

13. New Business:

- a. Basic Training class-Thursday 9/21/06-anyone interested in attending must contact the Township Office as soon as possible.

14. Commissioner Comments

Tim Johnson expressed concern regarding the frequency of applicants coming unprepared to the Planning Commission meetings.

Robert Wagner reported that the Fire Chief recommended that private roads be paved a width of 22' rather than 18'. The Private Road Ordinance will need to be revised.

15. A Motion was made by Larry Dolegowski and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:40 P.M.

The next scheduled regular Planning Commission meeting is October 17, 2006.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary