

**Dorr Township Planning Commission
Special Meeting
April 4, 2006 Minutes**

1. Chairman Robert Wagner called the meeting to order at 7:00 P.M.
2. The Pledge of Allegiance was not 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 3/21/2006 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. Larson's Ridge Revised Preliminary Plat
Jack Barr of Nederveld's & Associates presented. No audience attended.
Discussion: Revisions per the 3/21/06 meeting were reviewed.
The sidewalk in front of Condo #17 may need to be moved to allow an automobile to park in front of the garage door and not interfere with pedestrian traffic. Condo #17 is located in Phase II. The distance between the 2 streets that connect with 142nd Avenue was measured and discussed.
A motion was made by Norm Fifelski and supported by Doug Montgomery that the request by Mark Hammersma for approval of the Preliminary Plat for Phase One of the Larsons Ridge PUD dated 3/24/06 be recommended to the Dorr Township Board for approval as it has been demonstrated that the project conforms with Larson's Ridge Planned Unit Development Ordinance and the Dorr Township Subdivision Ordinance.

Approval is subject to the following conditions:
Prior to an occupancy permit being issued, the Public Easement for Sidewalks and the Open Space Dedication must be recorded and a copy provided to the Township and a sidewalk must be constructed between lots #8 and #9. PCI will be responsible for inspections for compliance.

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

8. Old Business:

a. Master Plan

The 4/4/06 Draft of the Master Plan was reviewed. The changes and corrections are as follows:

Page 2-Column 1-second bullet-line 9-change "ise" to "use"

Column 2-Change all "2005" to "2006"

Page 4- Column 2-2nd paragraph change "Moline-Dorr" to "Dorr Leighton"

Page 6- Column 1-last paragraph-add "the complex houses the First Responder Squad I Unit."

Column 2-2nd paragraph-line 2-change "full-time" to "part-time."

Column 2-Bullets-Delete "one jeep," change "one equipment van" to "one rescue van," add "2 brush trucks."

Column 2-last paragraph-delete ""as well as Leighton Township and Allegan County book fees" and add "Allegan County penal fees."

Page 7- Column 1-first bullet-delete "East"

Column 2-Change "Dorr School" to "Dorr Elementary School."

Verify that Moline Christian School has a Pre K-9 curriculum.

Page 8- Column 1-Verify the age of St. Stanislaus Catholic Church.

Column 2-4th paragraph-change "10th Street" to "as Downtown Dorr."

Page 9- Column 1-update the traffic counts

Column 2-equalize the fonts used for the numerical streets in the last line of the first full paragraph.

Column 2-Verify which year of which cycle of the resurfacing program described in the 2nd paragraph under Maintenance & Construction and add a date to identify the cycles.

Page 10- Column 1-6th paragraph-change "2005" to "2006."

Column 1-answer the question posed in line one of the 1st paragraph under Rail Transportation.

Column 2-Change the paragraph under Boundaries to reflect that Red Run is the western boundary, 14th Street the eastern boundary, and the DDA will extend along 142nd Avenue to the rear of the properties abutting 142nd Avenue.

Page 11- Column 2-delete the excess "." at the end of the last sentence.

Page 16-Add the 2005 building permits data.

Page 17- Column 1-2nd paragraph-last line-delete the extra space between "County" and "Land" and add a period to the end of the sentence.

Column 1-Residential- add a graph to illustrate the data in the narrative.

Column 2-3rd paragraph-11th line-change "stradards" to "standards."

Page 18- Column 1-Section 30-Verify that the owners of 3945 24th Street do or do not have a business in the commercial zone.

Page 19- Column 1-2nd paragraph-line 9/10-change "Great Lakes Auto Auction" to ABC Auto Auction."

Column 1-add a new 3rd paragraph that describes the amount of Industrial Zone District land that is currently used for Industrial purposes.

Column 2-1st paragraph-line 2-change "coming" to "coming."

Page 20- Column 1-pagagraph 1-line 1- change "Townhsip" to "Township."

- Page 21- Column 1-2nd paragraph-line 7-change “Dor” to “Dorr.”
Column 1-5th paragraph-line 3-change “compasrison” to “comparison.”
Column 1-5th paragraph-line 4-change “population” to “population.”
Column 1-6th paragraph-line 2-add a space between “impossible” and “to.”
Page 22- Column 1-4th paragraph-line 2-add a space between “Objectives” and “which.”
Page 23- Column 1-last bullet-line 1-change “develpmnts” to “developments.”
Page 24- Column 2-add the information that is in the last bullet of “Commercial Land Use” to the Industrial Land Use section.
Column 2-3rd bullet-change the “Allegan County Economic Development Department” to the current name (unknown).

9. New Business:
None.
10. Commissioner Comments
Joycelin Denstone provided information on the Great Lakes People Fund Grants.
11. A Motion was made by Gordon Lieffers and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next Master Plan meeting is scheduled for Tuesday May 2, 2006 at 7:00 p.m.
The next scheduled regular Planning Commission meeting is April 18, 2006 at 7:00 p.m.

Respectfully Submitted,
Karen Ann Slater
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Secretary