

**Dorr Township Planning Commission
2006 year-end report**

12 Regular Meetings
5 Special Meetings

Special Projects:

1. Master Plan
2. Farm Land Preservation Program
3. LID (Low Impact Development)
4. Chapter 5C-Riparian Area Protection Overlay Zone

Public Hearings:

Revisions to Chapter 14A of the Zoning Ordinance

Zoning change requests:

1. Larson's Ridge from B-1 to Larson's ridge PUD
2. Weber et al from Agricultural to Rural Ag.
3. Treece from Commercial to Rural Estates-tabled 7/18, approved 8/15

Special Use Permits:

Approved

1. Dutkiewicz-expand living quarters into commercial portion of building
2. Veneklasen-construct and operate a salvage yard
3. Wierenga-private road
4. Weber-private road tabled 10/12, approved 11/21
5. St. Peter's Lutheran School-to add a school building to the existing church site and use the existing church driveway for access

Tabled

6. Kowalczyk-widen driveway to a private road to allow lot splits-tabled 3/21, 8/15, and 9/19
7. Don Anthony Builders-expand a private road tabled 8/15 and 9/19.

Site Plan reviews:

Sandy Simons-tabled 2/21, approved 3/21

Veneklasen-approved 3/21

Larson's Ridge-tabled 3/21, approved 4/4

Jack Morren-tabled 4/18, approved 5/2

Hillcrest Mall-approved with provisions 9/19 which were altered, approved 10/17.

Problem identified: Applicants are inadequately prepared for site plan reviews and for zoning change and special use permit public hearings.

Plan: develop Check Lists to assist applicants to meet the requirements of the Ordinances for a variety of requests.

Ongoing issues:

1. Dorr Nursery- The Allegan County Road Commission reviewed the project and said that the gravel area between the paved driveway and the pavement on 142nd Avenue needs to be paved and a rolled curb installed. Gary Walters said that the work in question was the responsibility of the construction company that had rebuilt 142nd Avenue and that Don Kaczanowski had assured him that the project would be completed in 2006.

Gary Walters requested that he be given one more season before deciding whether to close his business or to pursue purchase of the property and construct a permanent building that would be larger than the temporary structure and would include a storefront.

A motion was made by Larry Dolegowski and supported by Norm Fifelski to approve the use of the temporary structure located at 1633 142nd Avenue for the 2006 season and to require the Applicant to return to the Dorr Township Planning Commission in September 2006 for review of his project. All Aye. Motion carried.

The applicant did not return to the Planning Commission in 2006.

2. PCI enforcement and reporting. The suggestion of a monthly “Code Enforcement Report” was not implemented.

3. Larry Dolegowski suggested that a sub-committee of 2 Planning Commissioners and 1 Township Board member visit sites for projects on upcoming agendas and report observations to the Planning Commission.

4. Ordinances regulating the use of a semi trailer for storage.

5. The lot width of lots in RA zoned sub division.

6. The need to modify the private road standards so there is no confusion as to the requirements. The consensus was that the widths currently specified, 18’, 20’ & 22’ needed to be increased by two feet in each category to 20’, 22, & 24’.

7. 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.

Concerns and issues identified at the close of 2005

Grass and Weed Ordinance

Minimum square footage of new homes

Limits on the height of fences in the Commercial Zone District

Parking RV's in Commercial Zone District

Snowmobile traffic from sidewalks

Outdoor wood furnace concerns such as the height of smokestacks, distance between furnace and neighboring dwellings, and restricting installation to side or back yards.

The 2006 Work Plan items were prioritized as follows:

1. Consider amending the minimum square footage for a house in the B-1 Zoning District.
2. Amend the B3 Chapter to delete language not related to mobile home parks.
3. Provide regulations for the parking of RV's in the Commercial Zoning Districts and the height of fences in the Commercial Zoning Districts.
4. Finalize the Mineral Mining Ordinance.
5. Consider amending the lot split regulations in the F, Agricultural Zone.
6. Conduct a service drive analysis along 142nd Avenue.
7. Revise the Grass & Weed Control Ordinance.
8. Consider regulations for outdoor wood burning stoves.
9. Develop construction/aesthetic standards for commercial and industrial buildings.
10. Adopt overlay zone regulations for the Rabbit River & tributaries per the Rabbit River Watershed Study Grant.