

**Dorr Township Planning Commission
January 16, 2007 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 December 19, 2006 meeting were presented. A motion was made by Joycelin Denstone 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 7:00 P.M. the Public Hearing on the Master Plan was held. Tim Johnson presented. 23 attended.

Tim Johnson reviewed the Master Plan purpose and process and reviewed the 7 chapters and the future land use map. He explained that the RE district extended on 14th Street from 144th Avenue to north property line of the car wash located on the corner of 142nd and 14th Street rather than the way it was labeled on the future land use map used during the presentation.

Discussion:

Lois Smit questioned the August Planning Commission minutes in regards to plans to use her land for a parking lot. Norm Fifelski explained that the minutes reflected a report he made from the Downtown Development Authority including streetscape plans under consideration such as to purchase vacant land when it becomes available to be used for parking lots.

Tom Bratsburg expressed concerns as to esthetic issues-rusted out cars, boarded up buildings, and a desire to have bike/hiking trails that connect to existing trails in neighboring communities and stated the Lettinga farm business would have a negative impact on possible residential development in the Moline area.

Bruce Weber suggested that the proposed RA district on either side of 22nd Street from 146th to 108th Ave. be extended to the south from 146th to 144th Avenues due to the proximity to commercial district around and including Rivertown Crossings mall and the south bypass M-6.

The Public Comment Section was closed at 7:49 P.M.

Norm Fifelski initiated discussion on RE instead of RA zone for the property on the north side of 142nd Avenue from 21st Street to 24th Street to be consistent with the property on the south side of 142nd Avenue.

A motion was made by Norm Fifelski and supported by Gordon Lieffers to change the future land map in the 2007 Master Plan to RE zone district from 21st Street to 24th Street on the north side of 142nd Avenue for ½ mile deep (to the north) and to change to RA district for ¼ mile deep on either side of 22nd Street from 144th to 146th Avenues. All Aye. Motion carried.

Tim Johnson reviewed the additions to Chapter 6.

Tim Johnson led the discussion to include future road extension of 20th Street from 142nd Avenue to 140th Avenue.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the 2007 Master Plan dated 1/16/07 be adopted.

Approval is subject to the following conditions:

Change the future use land map to RE zone district from 21st Street to 24th Street on the north side of 142nd Avenue for ½ mile deep (to the north);

Change the future land use to RA district for ¼ mile deep on either side of 22nd Street from 144th to 146th Avenues;

Change the future land use map to indicate an extension of 20th Street from 142nd Avenue to 140th Avenue to provide for another means of through access;

Add to Chapter 6, Plan Recommendations, for the Agricultural category: “The Dorr Township Master Plan supports the efforts of the Allegan County Commission to establish a Purchase of Development Rights (PDR) program in Allegan County.” And Add to Chapter 6, Plan Recommendations: “The Plan recognizes that a portion of Section 36 is within the east/west runway approach of Calkin’s Field airport located in Leighton Township. All activities regulated by the Dorr Township Zoning Ordinance in Section 36 will therefore be in accordance with Section 203 of the Michigan Zoning Enabling Act of 2006 as amended.”

All aye. Motion carried.

8. Old Business:
 - a. A thank you note from the Sager family was read.
 - b. Workshops are still open for attendance.
 - c. The 2006 year end report was distributed and discussed.
 - d. Plans were made to review the 2006 Work Plan and Develop a 2007 Work Plan at the February meeting.

9. New Business:

None.

10. Commissioner Comments
None.

11. A Motion was made by Larry Dolegowski and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 8:39 P.M.

The next scheduled regular Planning Commission meeting is February 20, 2007.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary