

**Dorr Township Planning Commission
December 18, 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 November 20, 2007 meeting were presented. A motion was made by Joycelin Denstone and supported by Larry Dolegowski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Old Business:
None.
8. New Business:

a. Site Plan Review-Circuit Electric

Site Plan review presented by Calvin Becksvoort of Latitude Engineering and Surveying, Inc.

Discussion:

The site plan is for a proposal to expand Circuit Electric, a warehousing facility located on a 10.02 acre parcel at 1376 108th Street in Section 1 of Dorr Township. The applicant is proposing to demolish 3,270 square feet of an existing 14,296 square-foot building, and to construct an additional 20,830 square feet for a total of 31,856 square feet.

The applicant stated that the project would not have 7000 square feet of office space as noted in the initial plan submittal. The revised site plan provides only 192 sq. ft of office space which reduces the required number of parking spaces.

The applicant addressed all points in the Main Street Planning Company Staff Report dated 12/13/07.

A motion was made by Larry Dolegowski and supported by Doug Montgomery that the request by Circuit Electric for approval of the site plan for expansion of the warehouse facility located at 1376 108th Street 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:

1. The plan is revised to show the relocation of the front loading dock to the back of the building next to the other loading dock;
2. The parking spaces located in the area formerly intended for a front loading dock are striped on the plan;
3. A note is added to the plan to describe the planned height of the berm and plantings;
4. Inclusion of a planting schedule that meets the requirements of the Dorr Township Ordinance;
5. A marker with the building address number is located at the entrance of the driveway.

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

b. Amendment to combine the C & D Zoning District Chapters

Tim Johnson of Main Street Planning Company present the Draft dated December 18, 2007 to Amend Ordinance No. 6.

Review of the Draft dated 12/18/07 resulted in the consensus to combine the contents of Chapter 9 C-Local Business District and Chapter 10 D-Commercial District, rename the Chapter 10 C and D Local Commercial Districts and reserve Chapter 9 for future use. Tim Johnson will present a second draft and a review of the E Commercial District at the January 15, 2008 meeting.

c. 2008 Meeting Dates

A motion was made by Joycelin Denstone and supported by Gordon Lieffers to set the Dorr Township Planning Commission regular meeting dates at 7:00 p.m. on the 3rd Tuesday of the Month at the Dorr Township Hall.

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

9. Commissioner Comments

Tim Johnson reported that the A & B Districts were scheduled in the Master Plan for review. One issue that must be considered is the maximum allowable building height in

the B-2 district. The current 35 feet/2.5 stories would not meet the needs of apartment buildings which are allowed in the District.

Bob Wagner reported that the applicant for the new Dick's Market has provided all the requested items and work is proceeding at the site.

The Fall 2007 Low Impact Development newsletter was distributed.

The Rabbit River Watershed meeting is scheduled for 1/11/08 from 9:00-10:30 a.m. at the Dorr Township Hall. All are welcome.

The Dorr Township Board extended Christmas greetings and provided cookies.

Bob Wagner wished all a Merry Christmas and a Happy New Year.

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

The next scheduled regular Planning Commission meeting is January 15, 2008.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary