

**Dorr Township Planning Commission  
April 17, 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 March 20, 2007 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 to consider comments regarding proposed amendments to the Dorr Township Zoning Ordinance and Zoning Map to create the Rabbit River Overlay Protection Zone was held. Tim Johnson presented. 27 attended.

Discussion:

Mr. Johnson explained the purpose and the components of the proposed Rabbit River Overlay Protection Zone Ordinance and answered questions posed to him from the public in attendance.

Roland Clapp, Ray Feltenberger, Rich Knapp, Caroline Sandel, Marcia Balfort, Keith Lundgren, Stan Laskowski, Sandy Simons, John Batt, Joe Hooker, and Sue Snoeyink asked questions and made comments including concerns for cost to the homeowner, how the proposed ordinance differs from current regulations, what limits would be placed upon them as homeowners, whether there was a need for more regulation, and the impact on their properties and those of others downstream.

The Public Comment Section was closed at 8:15 P.M.

A motion was made by Doug Montgomery and supported by Larry Dolegowski to table the decision to amend the Dorr Township Zoning Ordinance Number 6 by adding Chapter 5D Rabbit River Protection Overlay Zone and adding definitions to Chapter 3

and amending Chapter 2 and Sections 14A.05, 14B.07, 14B.12, 5.01, and the Dorr Township Zoning Map to create the Rabbit River Overlay Protection Zone to the May 15, 2007 regularly scheduled Planning Commission meeting to allow the public time to review the proposed ordinance.

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

Copies of the proposed Ordinance are available at the Township Office.

8. At 8:22 P.M. the Public Hearing to consider the request of David and Bonnie Koperski for the issuance of a special use permit which would allow them to construct a private road on property that has the mailing address of 1973 140<sup>th</sup> Avenue was held. Jeff Brinks of DCI Engineering presented. 17 attended.

Discussion:

The applicant intends to upgrade an existing driveway and extend the driveway to allow for the development of 4 lots, with the existing house on one of the lots.

The Main Street Planning Company Staff Report dated 4/10/07 was reviewed.

Bob Wagner reported on a letter from the Township Attorney dated 1/9/07 which stated that since the project consisted of an existing parcel of land it was not necessary for the applicant to obtain a separate special land use permit for Parcel D which exceeds the width to depth ratio contained in Section 4.40 of the Zoning Ordinance.

Bonnie Koperski asked if getting a zoning change for the property would facilitate the proposed project. Tim Johnson outlined the procedure and process required for a zoning change request.

Don Dykstra questioned the 66' road easement.

Tim Johnson explained that the project as presented would in effect make the neighbor's land a front yard and that property owner's house would then be non-conforming with the ordinance for the set back line of 50 feet. Mr. Johnson explained that the existing house would only have an issue if the property owner decided to change the size of the house.

L. Fordham asked to see a diagram of the overall project.

Bob Wagner reported that the Fire Chief stated that although he would like the road to be wider the current Private Road Ordinance allowed for the proposed size and thus he had no objections.

The Public Comment Section was closed at 8:50 P.M.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by David and Bonnie Koperski for the issuance of a special use permit which would allow them to construct a private road per the site plan dated 3/5/07 on property that has the mailing address of 1973 140<sup>th</sup> Avenue be approved as it has been demonstrated that the proposed project is compatible with adjacent uses of land; consistent with, and promotes the intent and purpose of Ordinance 300.220; is compatible with the natural environment; is consistent with the capacities of public services and facilities affected by the proposed use; protects the public health, safety, and welfare.

Approval is subject to the following conditions:

The applicant obtains a variance for the existing house set back line; provides copies of documents granting private road easements; obtains the permit from the DEQ to fill the wetlands in order to construct the road; a registered professional engineer certifies compliance with the applicable requirements of the Allegan County Road Commission for the culvert; provides a copy of a recordable private road maintenance agreement as described in Section 4.16 of the Zoning Ordinance; and amends the plan to indicated that the road right of way is moved one foot over from the west property line.

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

9. Old Business:

Larry Dolegowski reported that due to scheduling conflicts the joint meeting with the Dorr Township Board was unable to be held. The Township Supervisor will schedule a joint meeting before the next regular Planning Commission meeting and will contact the Planning Commissioners with details.

The 2007 Work Plan will be reviewed at the next regular Planning Commission meeting.

10. New Business:

David Crowe expressed concerns about the appearance of condominiums located on 144<sup>th</sup> Avenue. Mr. Crowe stated that the same builder has indicated he plans to develop a section of property located on 143<sup>rd</sup> Avenue. Mr. Crowe asked what the Township could do to ensure the structures built on the next project did not look like the ones on 144<sup>th</sup> Avenue.

Bob Wagner reported that the builder in question has voiced plans to come before the Planning Commission at the May meeting for the project on 143<sup>rd</sup> Avenue.

Norm Fifelski expressed his concerns about the appearance and type of homes being built in the Township.

Doug Montgomery reminded the Board that we have the responsibility to protect the Township and provide a direction for growth and development.

Tim Johnson suggested the Planning Commission invite Shawn McKinney to the May 15, 2007 Planning Commission meeting to present the Rabbit River Overlay Protection Zone and answer questions from the audience.

11. Commissioner Comments

Various educational opportunities are available. Contact the Township office if interested in attending.

12. A Motion was made by Larry Dolegowski and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 9:25 P.M.

The next scheduled regular Planning Commission meeting is May 15, 2007.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary