

**Dorr Township Planning Commission
May 15, 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, Doug Montgomery, Joycelin Denstone, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Gordon Lieffers.
4. The Minutes of the April 17, 2007 meeting were presented. A motion was made by Norm Fifelski and supported by Joycelin Denstone 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 continuation of 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 & Shawn McKinney presented. 26 attended

Discussion:

Tim Johnson gave an overview of the proposed ordinance.

Shawn McKinney gave a presentation on the proposed ordinance including the benefits, examples of zones, examples of pollutants, and pictures of examples of problem sites and sites that had been improved.

Will Myrick questioned whether 35 feet on either side of the stream provided adequate benefit. Shawn McKinney stated a protection zone less than 12 feet was not effective and the EPA required a minimum of 30 feet on either side of the waterway.

Paul Koperski asked if funds were available to make improvements. Shawn McKinney explained about funds that were available and that his office has and will write grants or will help citizens to write grants for funds for improvements.

David Crowe commented that it was disappointing that there were only 2 people present in this audience who attended the previous meeting when concerns were voiced.

Janet Lundgren stated all property owners should have to abide by the Ordinance and questioned why farmers and persons whose lots were less than 1 acre in size were exempt and questioned why she could not clean up scrub and plant lilac bushes on her shores. Shawn McKinney explained that the State of Michigan Right to Farm act and Generally Accepted Management Practices governed farm land. He said his office had a program for farmers that provided cost sharing of 75% for improvements. He also explained that the proposed ordinance allowed property owners to clear scrub and plant grasses and greenery such as lilac bushes to control erosion.

Tim Johnson explained the process that future developers would be required to adhere to before they received site plan approval.

The Public Comment Section was closed at 7:35 P.M.

A motion was made by Doug Montgomery and supported by Joycelin Denstone 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 be recommended for approval by the Dorr Township Board and the Allegan County Planning Commission.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Montgomery-Yes, Denstone -Yes, Slater-Yes, Wagner-Yes. Members Absent: Gordon Lieffers. Motion carried.

Norm Fifelski commented that at the previous meeting property owners voiced concerns about what they were and were not allowed to do on their properties. He pointed out that zoning laws were adopted to protect our community and to protect our environment for our children and our children's children. He stated that if we don't act the DEQ, State and Federal Government can step in and local control would be lost.

8. Site Condominium-Gary Godley

Gary Godley presented. 23 attended.

Discussion:

Mr. Gary Godley has submitted an application for a private road and site condominium development on the south side of 143rd Avenue, approximately one-quarter east of 18th Street in Section 15. The applicant has submitted revised site condominium and private road plans dated 5/15/07. Significant design changes included changing the 3 end lots into one 2.82 acre lot and including the 2 end lots and the existing house lot in the site condominium to meet the land division and width-to-depth ratio requirements. He presented copies of the Allegan County Health Department preliminary approval for wells and septic systems dated 5/4/07 and the Allegan County Road Commission approval dated 4/3/07. He said he was waiting for the Allegan County Drain Commissioner's approval.

Tim Johnson stated he needed time to conduct a comprehensive review of the entire project in light of the changes presented at this meeting.

Doug Pastoor, David Crowe, Paul Koperski, and Lorraine Boyd voiced concerns as to the location of the proposed street and the external appearance of the houses that were planned for this site.

A motion was made by Joycelin Denstone and supported by Norm Fifelski that the request by Gary Godley for approval of the site plan for a private road and site condominium development on the south side of 143rd Avenue, approximately one-quarter east of 18th Street in Section 15 dated 5/15/07 be tabled to allow the applicant time to obtain approval from the Allegan County Drain Commission; settle the issue regarding location of the proposed street less than 250 feet from an intersecting street; add sidewalks on the front lot line side of the streets to the plan; add street lights, stop sign, and street name signage to the plan.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Montgomery-Yes, Denstone -Yes, Slater-Yes, Wagner-Yes. Members Absent: Gordon Lieffers. Motion carried.

9. Site Plan-A-1 Asphalt

Larry Saindon and John Williams presented.

Discussion:

The purpose of the site plan is to propose the construction of a 4,200 square foot office building and sales room for A-1 Asphalt in the I Industrial District. (An office for A-1 Asphalt previously existed on the site, and was destroyed by an explosion.)

The applicant plans to remove an existing house on the grounds, make grade changes to accommodate the new building, and make improvements to the existing road and changes to the landscaping.

A revised plan dated 5/14/07 was presented.

Tim Johnson asked for time to review the changes and stated a comprehensive review of the 22 areas of concern which were identified in the Main Street Planning Company Staff Report dated 5/10/07 could not be thoroughly conducted during a Planning Commission meeting. Mr. Williams admitted that his engineers had a copy of the Dorr Township Ordinances and had not prepared a plan in compliance with said Ordinances in time for review before this meeting.

A motion was made by Larry Dolegowski and supported by Joycelin Denstone that the request by John Williams and Larry Saindon of A-1 Asphalt for approval of the site plan dated 5/14/07 for construction of a 4,200 square foot office building and sales room for A-1 Asphalt in the I Industrial District be tabled to the May 29, 2007 special meeting at

7:30 p.m. to allow the applicant time to address the issues listed in the Main Street Planning Company Staff Report dated 5/10/07.

All Aye. Absent: Gordon Lieffers. Motion carried.

At 8:17 p.m. Chairman Wagner stepped down and Vice Chairman Montgomery conducted the next item on the agenda.

10. Site Plan-RSS

Jeff Brinks of DCI Engineering presented. 3 attended.

Discussion:

The project consisted of a proposed building addition of 1200 square feet to be added to the east side of the existing Dorr Center Mini Mall and construction of a driveway to connect the parking lot with the private road Centre Lane.

The Main Street Planning Company Staff Report dated 5/11/07 was reviewed.

The applicant calculated parking spots based on the gross square footage of the building rather than the usable square footage plus employees resulting in more parking spaces planned than would have been required. Two existing parking spaces at the end of the aisle will be eliminated to provide better access and the plan included 5 extra parking spaces along the proposed driveway to Centre Lane.

Discussion ensued as the benefit of the extra 5 parking spaces versus the cost incurred to the applicant and to the environment by the increased impervious surface space.

The typographical error was corrected so that the current plan correctly labeled the zone district to the east as C, Commercial.

Landscaping requirements were discussed.

The applicant's attorney was preparing documentation that access to the private road Centre Lane was allowed.

Norm Fifelski stated he believed the Planning Commission should not deviate from parking and landscaping ordinances. Tim Johnson explained that the applicant has met the requirements for parking spaces and Joycelin Denstone commented that the Planning Commission has made exceptions to the landscaping ordinance in the past such as the Hillcrest Mall site plan.

A motion was made by Larry Dolegowski and supported by Joycelin Denstone that the request by RSS Investments for approval of the site plan dated 5-14-07 for a building addition of 1200 square feet to be added to the east side of the existing Dorr Center Mini

Mall and construction of a drive connecting the parking lot with the private road Centre Lane 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:

Documentation that access to the private road Centre Lane approval be prepared and recorded; the 5 parking spaces on the connecting drive on the plan dated 5/14/07 be removed; the plan amended as necessary to meet the state requirements for the number of handicapped parking spaces, and the landscaping as on the plan dated 5/14/07.

Roll Call vote: Dolegowski-Yes, Fifelski-Yes, Montgomery-Yes, Denstone -Yes, Slater-Yes. Members Absent: Gordon Lieffers. Wagner abstained. Motion carried.

Chairman Wagner resumed responsibility for conducting the meeting at 8:41 p.m.

11. Old Business:

Samples of a proposed amendment to the General Provisions Chapter IV Article 300.225, Section 4.35, Sub-Section C were reviewed.

A motion was made by Doug Montgomery and supported by Norm Fifelski to hold a public hearing at the 6/19/07 Planning Commission meeting to amend the General Provisions Chapter IV Article 300.225, Section 4.35, Sub-Section C Ordinance. All Aye. Absent: Gordon Lieffers. Motion carried.

12. New Business:

- a. Discussion on the 2007 Planning Commission work plan.

The work plan items were reviewed and the consensus decision was for Tim Johnson to prioritize the items according to the time needed to complete each task.

Tim Johnson will prepare a draft to amend the zoning ordinance to combine the “C” and “D” commercial zoning chapters and to allow apartments above commercial and office uses in this newly created zoning district for review at the next regular meeting.

A motion was made by Joycelin Denstone and supported by Doug Montgomery to hold a Public Hearing at the 6/19/07 Planning Commission meeting to amend the Rural Agricultural District lot size requirements to reduce the minimum lot size from 3 acres to 2 acres.

All Aye. Absent: Gordon Lieffers. Motion carried.

13. Commissioner Comments

Tim Johnson distributed copies of the new Master Plan.

14. A Motion was made by Larry Dolegowski and Supported by Doug Montgomery to adjourn. All Aye. Absent: Gordon Lieffers. The meeting was adjourned at 9:10 P.M.

The next special Planning Commission meeting is May 29, 2007 at 7:30 p.m. followed by a joint meeting at 8:00 p.m. with the Dorr Township Board and the Board of Appeals.

The next scheduled regular Planning Commission meeting is June 19, 2007 at 7:00 p.m.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary