

**Dorr Township Planning Commission  
July 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 June 19, 2007 meeting were presented. A motion was made by Gordon Lieffers and supported by Doug Montgomery 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 the request of Bultsma to rezone parcel number 0305-001-010-00 from the Agricultural Zoning District to the Industrial Zoning District was held.

Peter Bultsma presented. 10 attended.

Discussion:

The applicant proposed the zoning change to allow him to add additional warehouse space and loading docks and his office to the current building and lot. The applicant stated that since Kent County informed him they had no intention of paving 108<sup>th</sup> Street, he requested an estimate of costs from a local paving contractor. The applicant stated his business was located at this site for almost 10-years and he did not think public sewer or water was necessary as the expansion plans did not place any added demands on the current utility services.

Doug Wood of the Department of Kent County Public Works described planned expansion into Allegan County that included the property in question. Properties located to the south of the property in question were already purchased by Kent County for future land-fill development. The long-term plans included abandonment of 108<sup>th</sup> Street.

The Public Comment Section was closed at 7:30 P.M.

Review of the property description posted in the newspaper revealed discrepancies with the property description on the signed notice.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Bultsma to rezone parcel number 0305-001-010-00 from the Agricultural Zoning District to the Industrial Zoning District be tabled to the August 21, 2007 Planning Commission meeting to allow the Township to obtain the correct property description.

All Aye. Motion carried.

8. Site Condo-Continuation of Godley Investments:

Mr. Gary Godley has submitted an application for a private road and site condominium development on the south side of 143<sup>rd</sup> Avenue, approximately one-quarter east of 18<sup>th</sup> Street in Section 15.

Tom Larabel presented. 7 attended.

Discussion:

Issues raised at the previous Planning Commission meeting were addressed. The Dorr Township Zoning Board of Appeals granted a variance to allow the applicant to locate the proposed street 75 feet from the existing Alpine street. The plan was revised to include sidewalks along the new street, streetlights, and stop sign. A bus stop was added after discussion with the Wayland Union School. Approvals were obtained from the Allegan County Drain Commissioner, Allegan County Road Commissioner, and the Allegan County Health Department. The 6 proposed lots exceeded the minimum lot size for the zone district.

The Main Street Planning Company Memorandum dated 7/17/07 was reviewed. The presenter stated the applicant would agree to the points in the Memorandum which had not already been addressed: change the name of the street from "Drive" to either "Street" or "Road;" provide a sidewalk along 143<sup>rd</sup> Avenue; and off-set the west lot line by at least one foot so the adjacent existing house would not be affected.

David Crowe, Paul Koperski, and Doug Montgomery expressed concerns that the type of houses planned for the site would lower their property values and not be in the best interest of the Township.

Norm Fifelski expressed concerns regarding the safety of future inhabitants because the width of the proposed street and the size of the proposed cul-de-sac had the potential to cause difficulty in maneuvering the fire department vehicles.

Tim Johnson reminded the Commissioners that the applicant needed to meet the minimum requirements of the Ordinances for road and building construction and the Commissioners did not have the authority to impose greater requirements than those listed in the Ordinances.

A motion was made by Gordon Lieffers 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 143<sup>rd</sup> Avenue, approximately one-quarter east of 18<sup>th</sup>

Street in Section 15 be tabled to the August 21, 2007 meeting to allow the Planning Commission to consult with the Township Attorney as to legally defensible reasons to deny the request and to allow the applicant the opportunity to be present at the meeting.

All Aye. Motion carried.

9. Old Business:  
None.
10. New Business:
  - a. Election of officers postponed to the August meeting to be in compliance with the Planning Commission By-Laws as amended in 2003.
  - b. Building Permit Report  
Reviewed as submitted.
11. Commissioner Comments
  - a. Doug Montgomery will draft a proposal for Dorr Township to actively lobby AT&T to include Dorr at the onset of U-Verse as the infrastructure for the internet is as important as any other public utilities such as sewer and water.
  - b. Tim Johnson urged the Commissioners to obtain the correct legal description of the Bultsma property to allow sufficient time to give notice of the Public Hearing before the August 21, 2007 Planning Commission meeting.
  - c. Tim Johnson will provide a draft of revisions to the Private Road Ordinance to address concerns regarding the width of the paved surface and the size of the radius of cul-de-sacs for the next regular meeting.
  - d. Tim Johnson will research the legality of a neighboring county's right to take property in Allegan County under public domain.
  - e. The Township Attorney is requested to provide accurate wording of a motion which would allow the Planning Commission to recommend that the Dorr Township Board place a moratorium on approval of construction of new private roads in the Township until the Private Road Ordinance is amended to increase the width of the paved surface and of the radius of the cul-de-sacs.
12. A Motion was made by Karen Slater and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next scheduled regular Planning Commission meeting is August 21, 2007.

Respectfully Submitted,  
*Karen Ann Slater*

Karen Ann Slater

Secretary