

**Dorr Township Planning Commission
September 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, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Joycelin Denstone and Doug Montgomery.

The Minutes of the August 21, 2007 meeting were presented. A correction was made to Item #7 to the first item of Discussion to read, "The properties to the north and east of the property in question are zoned Industrial and the property to the south is Master Planned for Industrial Zone." A motion was made by Gordon Lieffers and supported by Norm Fifelski to approve the minutes as corrected. All Aye. Motion carried.

4. Changes or Additions to the Agenda
None.
5. Public Comments
None.
6. At 7:00 P.M. the Public Hearing to consider the request to rezone parcel #03-05-022-001-10 from Agricultural Zoning District to the E Commercial District was held. Dave Hendershott of Roosien & Associates presented. 6 attended.
Discussion: The property description in the notice was deemed correct. There is no property parcel number assigned as yet to the land under discussion.

There were no public comments.

The Public Comment Section was closed at 7:12 P.M.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by A.J. Veneklasen Inc. for approval of the rezoning parcel as described in the notice from Agricultural Zoning District to the E Commercial District be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been demonstrated that the project conforms with the Dorr Township Master Plan.

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

7. Old Business:
 - a. Dorr Nursery-Gary Walters and Bob & Patty Seneker presented.

Mr. Walters apologized for not appearing before the Commission last fall. A discussion ensued regarding how the future of his business at that site is “in limbo” due to the planned Dick’s Market construction next door.

A motion was made by Gordon Lieffers and supported by Norm Fifelski that Mr. Walters return to the Planning Commission at the September 2008 meeting with plans for a permanent structure and plans for improvements of the site such as permanent parking surface (asphalt or concrete), lighting, façade, and other requirements of the Dorr Township Zoning Ordinance. All Aye. Motion carried.

b. Private Road Amendment

The Main Street Planning Company Memorandum dated September 13, 2007 was reviewed.

Discussion ensued regarding the pros and cons of different road widths and paved or gravel surfaces.

The concept of a “shared driveway” for no more than 2 homes was discussed.

The consensus of the Commission was that the width of a private road should be increased to 24 feet and the requirement for paving would be based on the number of lots served by the private road.

One idea presented was that if the road served more than 10 lots the road would need to be paved.

The consensus of the Commission was that we need to protect the homeowner who has already built a home in a rural area from having a new private road built too close to their home. The Commission considered adding a provision which required the new private street be built no closer than a minimum of 50 feet from the house (not their property line).

Tim Johnson will prepare a report for the next regular Planning Commission meeting based on the discussion.

8. New Business:
None.

9. Commissioner Comments

- a. A Site Plan Review seminar is offered on November 15th. If interested in attending contact the Township office.
- b. Norm questioned whether any progress had been made on the action plan items identified at the 5/29/07 Joint meeting. Larry stated the Township Board is planning another joint meeting to discuss the issues.

- c. Tim Johnson explained a variety of method of enforcement of ordinances utilized by other Townships including a Civil Infraction Bureau and incremental increases in fines for repeated offenses without correction.
 - d. Norm reported on the progress of the DDA regarding the house located on the north east corner of 18th and 142nd Ave.
10. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:30 P.M.

The next scheduled regular Planning Commission meeting is October 16, 2007.

Respectfully Submitted,

Karen Ann Slater

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Secretary