

**Dorr Township Planning Commission  
January 15, 2008 Minutes**

1. Chairman Robert Wagner called the meeting to order at 7:00 P.M.
2. The Pledge of Allegiance was not recited due to the absence of an American Flag in the room.
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 December 18, 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. Old Business:
  - a. C & D Commercial District Regulations

Tim Johnson led the discussion regarding the pros and cons of merging the C and D Commercial District regulations. The consensus was that although the uses of the two districts should be combined, the lot sizes, set back lines, and regulations that would encourage development unique to the characteristics of the “downtown” area of Dorr complicated the plan. Tim Johnson will return to the Planning Commission with revisions based on the discussion at this meeting.

b. E Commercial District Regulations

Tim Johnson presented the 1/15/08 Analysis of a list of possible changes including:  
Uses that the Planning Commission had approved in the past even though the Use was not technically allowed in the E Commercial District;  
Set back lines;  
Special Land Use rather than Use by Right for some types of businesses so that the Planning Commission has an opportunity to ensure conditions of operation are appropriate for the location;  
Building façade requirements;  
Sidewalk requirements;  
Special Controlled Uses regulations updated to meet current standards of practice;  
And edit the text so that it reads in accordance with other Zoning District Regulations.

Tim Johnson will provide a draft of the revised E Commercial Zoning District Regulations at the next regular Planning Commission meeting.

8. New Business:

a. Discussion of 2008 Work Plan

The 2008 Work Plan Priority List dated 1/15/08 was reviewed and found acceptable. Item #6 was dropped.

b. PCI-Zoning July thru December 2007

The PCI report was reviewed.

9. Commissioner Comments

a. 2007 Year End Report

Karen Slater presented the 2007 Year End Report.

Doug Montgomery stated he planned to draft the proposal for Dorr Township to actively lobby AT&T to include Dorr at the onset of the U-Verse.

Larry Dolegowski stated the Township Board did revisit the 3 items of concern as requested by the Planning Commission: Tim Johnson will provide information on temporary vendor permits; Robert Wagner will provide a copy of the letter from the Township Attorney regarding DMX to the Township Supervisor; and the Township Board stated the current ordinances already address the Planning Commission's concerns regarding the sidewalks and pathways and thus they plan no further action.

b. Educational opportunities available include a seminar presented by APA Michigan in Grand Rapids on 3/13/08 and a seminar presented by MSU Citizen Planner on February 8, 9, and 10, 2008. Contact the Township office if interested in attending.

10. A Motion was made by Larry Dolegowski and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:22 P.M.

The next scheduled regular Planning Commission meeting is February 19, 2008.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary