

**Dorr Township Planning Commission
October 21, 2008 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: Joycelin Denstone, Norm Fifelski, Jennifer Lamb, Gordon Lieffers, Karen Slater, Robert Wagner, and Jan Johnson Township Planner. Members Absent: Larry Dolegowski.
4. The Minutes of the September 16, 2008 meeting were presented. A motion was made by Gordon Lieffers and supported by Jennifer Lamb to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Garry Walters Greenhouse report to 9-a and change Ordinance review to 9-b.
6. Public Comments
None.
7. At 7:00 P.M. the Public Hearing to consider the amendments to amend the E Commercial Zoning District was held. Jan Johnson presented. 5 attended.

Discussion:

Per request Tim Johnson located 2 or 3 areas in the township that currently meet the restrictions and requirements for adult entertainment businesses. The requirement for a distance of 500 foot between adult entertainment establishments and private homes has been tested in court.

Jan Saunders questioned whether the Township had to designate an area that allowed adult entertainment. Jan Johnson explained that Townships are required to allocate areas for such business but by development of the Ordinance the Township can set limits.

Norm Fifelski questioned what options were available should the identified areas become non-eligible areas (such as due to construction of homes within 500 feet). Jan Johnson explained that at that time the Planning Commission can rezone other property to Commercial zone or revise the Ordinance to allow adult entertainment businesses in other zoning districts.

The Public Comment Section was closed at 7:09 P.M.

A motion was made by Norm Fifelski and supported by Joycelin Denstone to recommend to the Dorr Township Board to approve An Ordinance to Amend Ordinance No. 6, the

Dorr Township Zoning Ordinance by Amending Chapter 11 as per Draft #2 dated 10/21/08.

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

8. 7:20 P.M. the Public Hearing to consider the request of Jeff Rummelt for a special use permit to allow a pet grooming shop as a home occupation was held. Jeff Rummelt presented. 5 attended.

Discussion:

Jan Johnson reviewed the Main Street Planning Staff Report dated 10/15/08.

Mr. Rummelt explained that he anticipated 6 clients maximum and although a dog may stay all day before the owner returns, he would not board dogs and would not charge a boarding fee.

Parking issues and signage were discussed.

Don Westhouse, a neighbor, expressed approval for the project.

Norm Fifelski asked if the location was planned to be temporary. Mr. Rummelt stated his long term goal was to build up his business to be his full-time occupation and in 4 to 5 years move it to a structure in the Commercial zone.

The question was raised regarding waste water disposal. Mr. Rummelt stated his current septic system was adequate as recycling of water was done.

The question of noise (dog barking) was raised. Mr. Rummelt stated he had no concerns regarding the noise of his clients, however the neighbor abutting the rear of his property had a dog that became excited and noisy due to traffic and he planned to screen the back of his property to decrease the neighbor's dog's exposure to the customer traffic if necessary.

The Public Comment Section was closed at 7:33 P.M.

The site plan review checklist was completed and Mr. Rummelt's plan was missing 15 items. A copy of the checklist that identified the areas that needed to be added to the plan was given to Mr. Rummelt.

Jan Johnson suggested that the motion include the statement that the Special Use Permit expressly prohibit boarding of animals so that any future owner of the property did not expand the business in a manner not intended to be allowed.

The Special Land Use General Standards were reviewed and no issues were identified.

Jan Johnson explained “Findings of Fact” which need to be included in motions for Special Use Permits. She will provide examples and instruction for future meetings.

A motion was made by Joycelin Denstone and supported by Gordon Lieffers that the request by Jeff Rummelt for a special use permit for a home occupation-pet grooming shop located at 4315 Alpine Drive in the B-1 Residential Zone tabled to the next regular Dorr Township Planning Commission meeting on November 18, 2008 allow the applicant to complete the site plan per the requirements of the Ordinance and approval was obtained from the Dorr Township Fire Chief.

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

9. Old Business:

a. Garry Walters Greenhouse Update

Mr. Walters reviewed the improvements made to the site and structure including incorporation of the drive with that of Dick’s Market; asphalt paving; barrier free parking; and new plastic on the green house. He stated he is committed to the area and explained his seasonal routines.

Joycelin Denstone questioned the issue of a permanent structure. Mr. Walters stated the current structure received approval from PCI for all the building codes including restroom facilities, roof strength to withstand snow accumulation and poles imbedded in cement.

Norm Fifelski acknowledged the improvements to the site but felt the south side of the greenhouse should be screened from the street and expressed regret that the greenhouse had not been erected so that it faced 142nd Avenue and had a building façade per the revised Ordinance.

Karen Slater commented that if and when Mr. Walters purchased the land he would be required to construct a permanent structure and all plans would be reviewed by the Planning Commission and be required to meet the Ordinance requirements.

Mr. Walters will appear before the Planning Commission in one year for a report on his plans.

b. Review amendment to the zoning ordinance for the Planning and Zoning Enabling Act and Subdivision Ordinance.

Jan Johnson presented Draft 3 of An Ordinance Providing for the Amendment of the Dorr Township Zoning Ordinance to be in Compliance with the Michigan Zoning Enabling Act (PA 110 of 2006 and PA 12 of 2008 and for an Amendment of Subdivision Ordinance.

Discussion:

Jan Johnson and Robert Wagner explained the purpose and the process of Use Variances.

The Draft #3 will be submitted to the Township Attorney for review prior to the next regular Planning Commission meeting.

A motion was made by Gordon Lieffers and supported by Jennifer Lamb to hold a Public Hearing at the November 18, 2008 Regular Dorr Township Planning Commission meeting on An Ordinance Providing for the Amendment of the Dorr Township Zoning Ordinance to be in Compliance with the Michigan Zoning Enabling Act (PA 110 of 2006 and PA 12 of 2008 and an Ordinance providing for an amendment to the Subdivision Ordinance to be in compliance with the Michigan Planning Enabling Act, PA 12 of 2008.

All Aye. Motion carried.

c. Jan Johnson briefly reviewed the new Planning Commission Ordinance based on the law that went into effect as of September 1, 2008. The Planning Commission By-laws must be revised to meet the requirements in the new Ordinance. The By-laws may include procedures not included in the new Ordinance that are not in conflict with the new Ordinance. Jan Johnson will prepare a sample Ordinance and highlight revisions to the current By-laws for review at the next regular Planning Commission meeting.

10. New Business:

- a. Proposed amendment for display in an Industrial Zone.

Discussion on this topic was tabled to a future meeting due to the lateness of the hour.

11. Commissioner Comments

- a. Robert Wagner reported on the status of the pending court action with the Township and Don Anthony Builders.

12. A Motion was made by Joycelin Denstone and Supported by Jennifer Lamb to adjourn. All Aye. The meeting was adjourned at 9:00 P.M.

The next scheduled regular Planning Commission meeting is November 18, 2008.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary