

**Dorr Township Planning Commission  
December 16, 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, Larry Dolegowski, Karen Slater, Robert Wagner, and Jan Johnson Township Planner. Members Absent: Jennifer Lamb, Gordon Lieffers & Norm Fifelski.
4. The Minutes of the November 18, 2008 meeting were presented. A motion was made by Joycelin Denstone and supported by Larry Dolegowski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda  
None.
6. Public Comments  
None.
7. Public Hearing-Special Use Permit-Russell Brewer.

At 7:00 P.M. the Public Hearing to consider the request of Russell Brewer for a Special Land Use Permit to build a pole barn in the front yard of the lot at 2246 142<sup>nd</sup> Avenue, Dorr was held.

Russell Brewer Presented. 3 attended.

Discussion:

The Applicant plans to construct a 120' x 120' pole barn with a peak height of 31' 6" for the storage and maintenance of personal "tractors and treasures." The current use of the property is primarily agricultural. The house on the property is located toward the rear of the property because there were drain field issues that resulted in the use of a lift station. The front of the house faces east rather than north (towards 142<sup>nd</sup> Avenue) and overlooks a pond. Many of the neighboring homes located on Kellamie Street have accessory buildings with the largest estimated to be 40' x 60.' The Applicant stated he had no plans to remove any of the trees on the property for this project.

The Mainstreet Planning Company Staff Report dated 12/9/08 was reviewed.

Phillip Vunderink expressed concerns regarding the need for additional trees to screen the barn and regarding a "race track" and cars that were present on the property. The Applicant explained that he held a Halloween party/event during which his friends raced

8-10 cars on the property. The Applicant stated he considered holding a similar event with his friends in the future but had no plans to construct a permanent race track on the property.

Findings of Fact:

- a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.

There are accessory buildings on the residential lots on the properties adjacent on the west. The proposed structure will be located 530' from 142<sup>nd</sup> Avenue. The doors on the pole barn will face south towards the Applicant's house rather than towards 142<sup>nd</sup> Avenue.

- b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation.

The Applicant's intent to build a pole barn to store personal tractors will have no effect on water and sewer services. Maintenance on the equipment stored in the structure will not have a substantial impact on storm water drainage. The project will have no substantial negative effect on road capacity, volume of traffic, road safety or circulation.

- c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services.

A pole barn used for the storage and maintenance of personal tractors will not have any effect on police, public safety or emergency services. The structure's height of 31' 6" is an acceptable height for customary fire fighting equipment.

- d) The special land use must not have an adverse effect on the need and demand for other public services.

There are no anticipated effects on the need or demand for other public services.

- e) The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties.

The Applicant does not intend to remove any of the trees on the property for this project and discussed possibly planting additional trees around the new structure. There are accessory buildings on the nearby properties.

- f) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare.

The property is currently zoned Rural Estates and the Master Plan is to remain Rural Estates. The water table is high in this area which creates issues with septic systems

which may limit residential development. The property in question is located near the edge of the Agricultural Zone District.

The Public Comment Section was closed at 7:53 P.M.

Chairman Wagner questioned the number of votes required to approve or deny the request due to three Planning Commissioners absence. Jan Johnson explained that a simple majority of the Planning Commissioners present was needed, since a quorum was present.

Whereas based on the Findings of Fact which demonstrate the conformance with the requirements of and promotes the intent and purpose of Chapter IV Special Land Uses and specifically meets the General Standards of Section 4.32 and as it has been demonstrated that the project conforms with Section XIVA of the Dorr Township Ordinance, a motion was made by Larry Dolegowski and supported by Joycelin Denstone that the request by Russell Brewer for a Special Land Use Permit to build a pole barn in the front yard of the lot at 2246 142<sup>nd</sup> Avenue, Dorr be approved.

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

#### 8. Old Business:

##### a. Proposed Amendment for display in an Industrial Zone discussion.

Jan Johnson explained a variety of options to amend current ordinances or adopt new ordinances to address the issue of displays in the Industrial Zone. Further discussion postponed until a later meeting when more Commissioners are in attendance.

##### b. Revision of Planning Commission By-Laws.

Jan Johnson gave a brief overview of the changes in State laws which resulted in the need to revise the current By-Laws. Further discussion was postponed until a later meeting when more Commissioners are in attendance.

##### c. Creation of Planning Commission.

Jan Johnson gave a brief overview of the changes in State laws which resulted in the need for an Ordinance to Create the Planning Commission. Further discussion was postponed until a later meeting when more Commissioners are in attendance.

#### 9. New Business:

##### a. Approve 2009 meeting dates.

A motion was made by Joycelin Denstone and Supported by Larry Dolegowski to accept the 2009 Planning Commission meeting dates for the 3<sup>rd</sup> Tuesday of the month at 7:00 p.m. at the Dorr Township Hall. All Aye. Motion Carried.

#### 10. Commissioner Comments

- a. The Rummelt project met the requirements of the Dorr Township Fire Department and was signed by the Chairman of the Planning Commission.
  - b. A Special Meeting will be held at 7:00 p.m. on January 6, 2009 for a Public Hearing to reconsider the request of Don Anthony Builders & Developers, Inc./Tony Bouma for the issuance of a special use permit that would allow the expansion and establishment of a private road as this matter was remanded to the Dorr Township Planning Commission from the Allegan County Circuit Court.
  - c. Merry Christmas to all.
11. A Motion was made by Joycelin Denstone and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:46 P.M.

The next scheduled Special Planning Commission meeting is January 6, 2009.  
The next scheduled Regular Planning Commission meeting is January 20, 2009.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary