

**Dorr Township Planning Commission
February 19, 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: Gordon Lieffers, Doug Montgomery, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Larry Dolegowski, Norm Fifelski, and Joycelin Denstone.
4. The Minutes of the 1/15/08 meeting were presented. A motion was made by Gordon Lieffers and supported by Robert Wagner 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 Don Anthony Builders for a special use permit was held.

Dale VanKooten of Medema, VanKooten & Associates Inc. presented.
10 attended.

Discussion:

The applicant responded to portions of the Main Street Planning Staff Report dated 2/11/08 however, he did not come to this meeting with revised plans that addressed the issues in the report.

Peter Noble questioned why he did not receive formal notification of the Public Hearing. Examination of the plan and discussion revealed Mr. Noble's property was not within 300 feet of the property under discussion.

Judy Kortz questioned if the revisions to the existing portion of the street would take property that belonged to Ed Klinge.
Tim Johnson explained that the widening of the existing portion of the street from 20 feet to 24 feet to meet current Ordinance requirements would occur within the 66 foot road-right-of-way that already existed.

Judy Kortz questioned what impact the changes in the existing road would have on 140th Avenue and Ward Kortz asked how the costs of paving 140th would be divided among the property owners.

The applicant responded that he intended to request that Dorr Township pave the section of 140th Avenue from 21st Street to the section of 140th Avenue that is east of the property in question and is already paved. Mr. Bouma explained he was responsible for all costs of new construction and revisions to the existing private road and that each property owner whose property utilized the section of 140th Avenue under discussion would be responsible for a portion of the costs of paving 140th Avenue.

Peter Noble questioned why the gas pipeline that crosses the property was not shown on the plan.

Using the plan provided by the applicant, Lorraine Dietz pointed out areas of marshy and wet ground, areas of sandy soil, and areas that she described as acceptable for building sites.

Robert Wagner reported that Ed Klinge was in Hawaii and was unable to attend the meeting but had telephoned and requested the Public Hearing be postponed until he could attend.

Ward and Judy Kortz requested the Public Hearing be postponed until Ed Klinge was able to attend.

Doug Montgomery requested no action be taken until a report on the wetlands was received from the DEQ.

Tim Johnson stated the plan dated 11/15/07 was not able to be accepted as it did not meet requirements of current ordinances and he identified the following items that must be done prior to the Planning Commission accepting the plan:

The wetlands need to be staked out and clearly labeled;

The location of the existing gas pipeline must be added;

The culvert must be inspected and certified by an engineer to ensure it was able to withstand vehicular traffic;

The drainage plans must be added to the plan;

The plan must be updated to reflect the current Private Road Ordinance requirements;

Rustic Court must be relocated;

And the remainder of the items of concern identified in the Main Street Planning Staff Report dated 2/11/08 must be addressed.

The Public Comment Section remained open to allow for Public Comment at the continuation of the Public Hearing at the next Regular Planning Commission meeting.

A motion was made by Gordon Lieffers and supported by Doug Montgomery that the Public Hearing for the request by Don Anthony Builders for approval of a special use permit for a private road named Rustic Road and Rustic Court located on the south side

of 140th Avenue just east of 21st Street be tabled to the next Regular Planning Commission meeting to allow the applicant time to revise the plan in accordance with the Main Street Planning Staff Report dated 2/11/08 and add the gas pipeline easement to the plan.

All Aye. Motion carried.

8. Old Business:

a. Continued discussion on C, D, & E Commercial Ordinance Amendments

Dave Stebelton of Dorr Industries questioned how changes in the E-Commercial Zone district Ordinance would affect Dorr Industries-a light industrial manufacturer of metal parts.

Tim Johnson explained that any new construction or substantial changes to current structures would have to meet regulation found in the revised Ordinance, such as set-back lines and façade requirements.

Tim Johnson suggested the Ordinance revisions include allowing certain light industrial uses such as the type of work performed by Dorr Industries “by right” and that specific descriptive terms could be used to limit the type of industrial activity allowed in the E-Commercial Zone District.

Robert Wagner suggested the discussion on this topic be postponed to the next meeting to allow for participation of all Planning Commissioners.

A motion was made by Doug Montgomery and supported by Gordon Lieffers to postpone discussion on the amendments to C, D, & E Commercial Ordinances until the next regular Planning Commission meeting to allow for participation of all Planning Commissioners. All Aye. Motion carried.

9. New Business:

a. Discussion on wind generators

Mark Bauer of Bauer Power and Robert Burgstahler briefly presented a plan to install a wind generator in the front yard area of Mr. Burgstahler’s carpet and flooring store located at 1656 142nd Avenue.

Mr. Bauer stated that although it may be possible at times to generate enough power to sell to the power company, the applicant’s intent was to generate the power needed for his business and to draw attention to his business by having a wind generator in the front yard.

Mr. Bauer stated his company has installed 20 wind generators in West Michigan and a tower exactly like the one proposed was in operation in Kalamazoo at Western Michigan University’s Engineering campus and was visible from the 131 highway.

Tim Johnson explained that Dorr Township and many other townships in West Michigan were currently involved in developing ordinances to govern wind generators. The process of writing the new ordinances and holding the necessary Public Hearings could take several months.

Robert Wagner explained that because Dorr Township did not have an Ordinance governing wind generators, the applicant could apply for a Variance and the Board of Appeals would hear the request upon completion of proper notifications and postings.

Discussion on an Ordinance for wind generators was postponed to allow Tim Johnson time to obtain samples from other townships and prepare a draft Ordinance for discussion when the full Dorr Township Planning Commission next meets.

b. Vendor's Ordinance

Discussion on the Vendor's Ordinance was postponed to the next Regular Planning Commission meeting due to the absence of 3 Planning Commissioners.

10. Commissioner Comments
None.

11. A Motion was made by Gordon Lieffers and Supported by Doug Montgomery to adjourn. All Aye. The meeting was adjourned at 7:58 P.M.

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

Respectfully Submitted,
Karen Ann Slater

Karen Ann Slater
Secretary