

**Dorr Township Planning Commission
April 15, 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: Larry Dolegowski, Norm Fifelski, Gordon Lieffers, Doug Montgomery, Joycelin Denstone, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Karen Slater.
4. The Minutes of the March 18, 2008 meeting were presented. A motion was made by Gordon Lieffers and supported by Norm Fifelski 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 an amendment to the Dorr Township Zoning Ordinance was held.
Bob Wagner read the notice. 3 attended.
Discussion:
Draft #4 was reviewed by Tim Johnson. The purpose is simply to bring consistency. Norm Fifelski questioned (r) mini warehouse and self storage units and 300.452 (d) special uses-go carts because of the noise. Section 300.455 (b) reads "C or D" and should read "C and D." Tim Johnson will correct all the instances.
The Public Comment Section was closed at 7:40 P.M.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers to amend the Chapter IX C and D Commercial District Ordinance to combine the C and D Commercial Zoning District Chapters and to expand the uses allowed by right and special use permit, amend the building setback requirements, and require minimum building materials standards for the façade of commercial buildings per Draft #4 dated 4/15/08 be approved for recommendation to the Dorr Township Board for approval.

Approval is subject to the following conditions:
Draft #4 "C or D" and should read "C and D."

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

8. Old Business:
 - a. Don Anthony Builders special use permit for the expansion and establishment of a private road.

Discussion:

Bob Wagner read the letter from the township attorney dated 3/31/08.

Ed Klinge commented:

1. The applicant does not have 66' of frontage as Mr. Klinge owns part of the property on question.
2. The current egress is a "private drive" owned by 3 parties and is not a "private road."
3. Mr. Scott Bouma did not want the proposed road to cross his yard.
4. Mr. Klinge provided a document (source not identified) which was read aloud by Bob Wagner at Mr. Klinge's request. The article entitled "Consumer Energy Pipeline Corridors" stated "no roads should be constructed over or across the pipeline..."
5. The number of proposed lots totaled 14.
6. Who was responsible for the costs of paving and repairing the proposed road?
7. And asked that the applicant spend time with the Board before any decisions were made.

Scott Bouma commented that he had concerns about the road because if it crossed his property as currently proposed it would cut his yard in half. He said an easement was not granted to cross his property. He also had concerns about the proposed grade and asked for a wetlands survey

Tim Johnson reminded the Commissioners that the request at hand is for approval of a special use permit for a private road and does not address property splits. The applicant must meet requirements for property splits.

The Survey Company representative stated a preliminary wetlands survey was done in February but he was unable to accurately conduct the wetland survey because of snow coverage.

Don Anthony stated he is trying to get the part of the road built that was never built when the original easement and road permit were granted.

Dale Van Kooten provided an undated copy of the Consumer's Energy "General Requirements for Protecting Existing or Proposed Company Facilities" and an email message from Timothy J. Coppernoll of Consumer's Energy dated 4/10/08 which stated the utility company did not "anticipate any problems with a road crossing our pipeline, provided (the General Requirements) are adhered to."

There was no easement granted to Scott Bouma's property. If the road is to cross Scott Bouma's property the Planning Commission can not act on the request.

Bob Wagner reported that there are 7 lots, not 14 as stated by Ed Klinge.

Bob Wagner informed the applicant that he and Scott Bouma had to resolve the issue of the easement needed across Scott's property before any action could be taken by the Planning Commission.

No action was taken.

b. Wind Generators

Review of Wind Energy Conversion System Ordinance Draft #1 dated 4/9/08.

The Ordinance defined WEC for private use vs commercial use vs Wind farms.

Doug Montgomery stated that any ordinance about height and setbacks should be consistent with our tower ordinance.

Tim Johnson reviewed the Lowell Ordinance and suggested the Commissioners read and review it for discussion at the next regular Planning Commission meeting.

c. Amendment for the E, Commercial District

No action or discussion ensued due to lack of response by the Township Attorney.

9. New Business:

a. Vendor's Ordinance.

Tim Johnson reviewed the document dated 4/9/08.

Language will be added to exempt vendors selected to participate in the 4th of July celebration.

A motion was made by Doug Montgomery and supported by Norm Fifelski to send this proposal to the township. All Aye. Motion Carried.

10. Commissioner Comments

- a. Bob Wagner introduced John Bouterse from the Board of Appeals who is now a member of the Allegan County Planning Commission.
- b. Larry Dolegowski questioned the Portable Sign Ordinance. A permit is required which allows the signage for 30 days. The signage must be removed for 60 days before a new permit for additional time can be issued. Enforcement continues to be a problem.

11. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:40 P.M.

The next scheduled regular Planning Commission meeting is May 20, 2008.

Respectfully Submitted,

Karen Ann Slater

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Secretary