

**Dorr Township Planning Commission
May 20, 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: Norm Fifelski, Gordon Lieffers, Doug Montgomery, Joycelin Denstone, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Larry Dolegowski.
4. The Minutes of the April 15, 2008 meeting were presented. A motion was made by Norm Fifelski and supported by Gordon Lieffers to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
Change #4 to read: Approval of the April 15, 2008 Minutes
6. Public Comments
None.
7. Public Hearing Don Rewa Private Road

At 7:00 P.M. the Public Hearing to consider the request of Don Rewa for approval of a Special Use Permit for a private road located on the north side of 140th Avenue west of 18th Street.

Calvin R. Becksvoort of Latitude Engineering & Surveying, Inc. presented. 5 attended.

Discussion:

The items identified in the Main Street Planning Company Staff Report dated 5/20/08 were reviewed and addressed.

Jean Ridenour questioned how many lots were proposed and Don Rewa explained the planned property splits.

The Public Comment Section was closed at 7:22 P.M.

A motion was made by Gordon Lieffers and supported by Doug Montgomery that the request by Don Rewa for approval of the special use permit for a Private Road located on the north side of 140th Avenue west of 18th Street on parcels # 05-021-021-00 and # 05-021-023-00 be approved as it has been demonstrated that the proposed project is consistent with, and promotes the intent and purpose of Ordinance 300.220 Section 4.32: it is compatible with adjacent uses of land; is compatible with the natural environment; it

is consistent with the capacities of public services and facilities affected by the proposed use; it protects the public health, safety, and welfare; and it meets the requirements of Private Road Ordinance 300.206 Section 4.16.

Approval is subject to the following conditions:

1. A notation on the plan that indicates the width of Parcel B at the set back line as measured from the cul-de-sac;
2. The stop sign added to the plan;
3. A notation on the plan regarding how storm water run-off will be handled;
4. The street name added to the plan;
5. Approval from the Dorr Township Fire Chief;
6. Approval of the culvert under the new road by the Allegan County Road Commission;
7. Indication on the plan that the travel portion of the road is 24 feet wide;
8. The lot lines adjusted to achieve the 3-foot right-of-way easement between the road and the neighboring lot lines for the house at 1915 140th Avenue;
9. **And approval of the proposed land divisions by the Township Officials.**

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

8. Old Business:

a. Wind Energy Ordinance

Tim Johnson led the Commissioners and Township Zoning Administrator Kirk Sharphorn Jr. of PCI in a review of Draft #1 dated 4/9/08.

Tim Johnson will present the revisions to Draft #1 at the next regular Planning Commission meeting.

Kirk Sharphorn Jr. stated PCI had received approximately 8 inquiries regarding wind energy systems from several townships. He said an ordinance provided guidelines for decision making regarding allowing or denying residents the approval to install wind energy systems.

b. Amendment E-Commercial District

Discussion was postponed to allow Commissioners time to review the Draft dated 5/20/08 and the letter dated 4/28/08 from the Township Attorney.

9. New Business:

None.

10. Commissioner Comments

The Dorr Township Board decided not to pursue a Vendor's Ordinance at this time.

The proliferation of temporary signs in the Township has become onerous. Persons are posting signs without applying for the requisite permits.

The Civil Infraction Ordinance which will allow the Zoning Administrator to issue tickets and monetary penalties is still being developed by the Township Board and the Township Attorney.

11. A Motion was made by Gordon Lieffers and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 9:12 P.M.

The next scheduled regular Planning Commission meeting is June 17, 2008.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary