

**Dorr Township Planning Commission
July 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, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Doug Montgomery & Joycelin Denstone.
4. The Minutes of the June 17, 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
The Public Hearing was erroneously noticed for "7:30 P.M." thus the order of the agenda items will be rearranged.
6. Public Comments
None.
7. At 7:30 P.M. the Public Hearing to consider the adoption of a Wind Energy System Ordinance and adoption of the Ordinance to amend Ordinance No. 6, the Dorr Township Zoning Ordinance by adding Section 4.44, Met Towers was held. Tim Johnson presented. 9 attended. Discussion: The Public Hearing commenced at 7:55 P.M.

Tim Johnson reviewed a summary of Draft 2 of the WES Ordinance with the addition to Section (C) (3) that the tower be designed so that the blade does not present a safety hazard and Draft #1 to amend Ordinance No. 6.

Don Kaczanowski asked for clarification of which zone districts allowed towers that exceeded 65 feet in height and questioned the difference in wind velocity in communities 4-5 miles apart.

Dawn Gruis discussed measurement of decibel levels and stated winds at 80 feet were more stable than at lower levels.

Tim Johnson reminded the audience that towers can be 80 feet if in the planned zone district and if they meet the set-back requirements.

Bernie Schumaker asked who was responsible to obtain the shadow flicker analysis.

Norm Fifelski suggested the MET Tower Ordinance include stronger language to require a security bond for demolition of the tower when no longer in use in the case of insolvency of the owners of the tower.

A motion was made by Gordon Lieffers and supported by Norm Fifelski that the adoption of the Wind Energy System Ordinance Draft #2 dated 7/15/08 with the addition to Section (C) (3) that the tower be designed so that the blade does not present a safety

hazard be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for adoption.

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

The Public Comment Section was closed at 8:24 P.M.

A motion was made by Norm Fifelski and supported by Gordon Lieffers that the adoption of the Ordinance to amend Ordinance No. 6, the Dorr Township Zoning Ordinance by adding Section 4.44, Met Towers with the addition to Section (C) to reflect that the applicant “shall” be required to provide a performance bond and be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for adoption.

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

8. Site Plan Circuit Electric

Heath C. Brinker of Latitude Engineering and Surveying, Inc. presented for Circuit Electric. 10 attended.

Discussion:

The site plan is for a proposal to expand Circuit Electric, a warehousing facility located on a 10.02 acre parcel at 1376 108th Street in Section 1 of Dorr Township. The site was re-zoned from F Agricultural to I Industrial in August 2007 at the request of Circuit Electric. The applicant plans an increase in the size of the proposed building, the demolition of part of the existing building, additional construction of two silos, relocation of the loading dock from the front of the proposed building to the rear, and the paving of service drives, parking areas, and the trailer storage area.

The Main Street Planning Company Staff Report dated July 15, 2008 was reviewed and the following concerns were addressed:

The proposed silo that impacted on the front yard setback of 75 feet was eliminated. Doors and walkways where pedestrians may access the building from the parking areas were added to the new site plan.

The maximum height of the remaining planned silo of 21 feet was added to the plan. 18 Parking spaces for trucks and trailers and 54 parking spaces for automobiles were identified on the plan. The parking areas will be paved.

Fencing will enclose the area intended for semis and equipment.

Additional trees are planned for the berm area.

A motion was made by Gordon Lieffers and supported by Norm Fifelski that the request by Circuit Electric for approval of the site plan for Circuit Electric dated 7/15/08, to expand a warehousing facility located on a 10.02 acre parcel at 1376 108th Street in

Section 1 of Dorr Township be approved as it has been demonstrated that the project conforms with Chapter XIV-A of the Dorr Township Ordinance.

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

Norm Fifelski complimented the applicant and engineering staff on a “job well done” and for the patience they have exercised throughout the planning process.

9. Site Plan Disselkoen Properties

Calvin Becksvoort of Latitude Engineering and Surveying, Inc. presented for Disselkoen Properties. 9 attended.

Discussion:

Site Plan review for a 6,000 square foot (which includes the planned office space of 400 square feet) building for warehouse/wholesale use on Industrial Zone property located on 146th Ave. at US-131.

The Main Street Planning Company Staff Report dated 7/15/08 was reviewed.

Issues regarding illustration of structures, lot lines, wet lands, topographic elevations, storm water drainage, driveways opposite or within 100 feet of the site, screened dumpster information, loading areas, existing water courses and vegetation, zoning and land uses of adjacent property, paved parking and the existing driveway were addressed on the revised plan.

Discussion ensued regarding fencing, the storage and display of pools along the property’s frontage with US-131, and landscaping.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski that the request by Disselkoen Properties for approval of the site plan for Disselkoen Properties dated 7/15/08, to build a 6000 sq. ft. building for warehouse/wholesale use at 146th and US-131 be tabled to allow the applicant to present a landscaping plan and obtain written clarification/approval from PCI regarding fencing and the display of pools.

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

10. Old Business:

- a. Amendment for the E, Commercial District
Tabled to the next Regular Planning Commission meeting.

11. New Business:

None.

12. Commissioner Comments

Karen Slater reminded the Commissioners that election of officers will be held at the August 19, 2008 meeting.

13. A Motion was made by Gordon Liefers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:30 P.M.

The next scheduled regular Planning Commission meeting is August 19, 2008.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary