

**Dorr Township Planning Commission
August 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: Joycelin Denstone, Larry Dolegowski, Norm Fifelski, Gordon Lieffers, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: None.
4. The Minutes of the July 15, 2008 meeting were presented. Addition of the word “and” to #7 between “performance bond” and “be approved” was suggested. A motion was made by Gordon Lieffers and supported by Joycelin Denstone to approve the minutes as corrected. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
None.
7. Old Business:
 - a. Amendment for the E, Commercial District.
Tabled to the next Regular Planning Commission meeting.

b. Site Plan-Disselkoen Properties.

Heath Brinker of Latitude Engineering and Surveying, Inc. presented for Disselkoen Properties. 10 attended.

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.

Discussion:

The Applicant stated he had a prospective tenant who wished to establish a retail outlet in the Grand Rapids area for his business which manufactured pools in Flint. Fencing, screening and landscaping modifications to the plan were presented by the applicant.

John Bouterse of the Allegan County Planning Commission and Zoning Board of Appeals who is a neighbor to the site in question expressed concerns regarding water run

off. Tim Johnson advised the Applicant to discuss his plans with the Allegan County Drain Commissioner.

Kirk Scharphorn JR. of P.C.I. and Tim Johnson reviewed Section 12.02 of the Industrial Zone District Ordinance and explained the requirements and limitations that had an effect on this proposal.

Open Air businesses are not allowed in the Industrial Zone district.

The Ordinance requires storage of materials in the Industrial Zone District be screened from public view. The elevation of the highway is such that it would require exceptionally high fencing to screen the materials.

If the Applicant's intent is to utilize the site to display the pools rather than to store them, the interpretation was that the pools had to comply with the Billboards and Signs Ordinances.

Bob Wagner explained that the Applicant must provide the exact planned use for the site and suggested the request be tabled to allow sufficient time for the Township Planner's review.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers that the request by Disselkoen Properties for approval of the site plan 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 be tabled to the next Regular Planning Commission meeting to allow time for review by the Township Planner and to allow the Applicant to provide evidence of the planned use for the site.

All Aye. Motion Carried.

A brief recess was called and the meeting resumed at 7:30 P.M.

8. New Business:

a. Tim Johnson-Site Plan Enabling Act.

Tim Johnson presented a summary of The Michigan Planning Enabling Act PA-33 of 2008 and The Michigan Zoning Enabling Act PA-12 of 2008 which unify the municipal, township and county planning and zoning acts into single statutes. Revisions to the Dorr Township Ordinances are required to enter into compliance with PA-33 and PA-33 which are in effect as of September 1, 2008.

Tim Johnson will provide drafts of the changes at the next Regular Planning Commission meeting with the goal to hold a Public Hearing at the October 21, 2008 Planning Commission meeting.

b. Election of officers

A motion was made by Karen Slater and supported by Gordon Lieffers to nominate Robert Wagner as Chairperson. No other nominations.

A motion was made by Karen Slater and supported by Robert Wagner to nominate Gordon Lieffers as Vice Chairperson. No other nominations.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone to nominate Karen Slater as Secretary. No other nominations.

Norm Fifelski made a motion supported by Joycelin Denstone that the nominations be closed and a unanimous ballot be cast.

All Aye. Motion carried.

9. Commissioner Comments

The need to appoint an alternate to the Zoning Board of Appeals was discussed.

The Gaines Township Master Plan is available in the Township Office for review.

Several educational seminars were announced. Contact the Township Office if interested in attending.

Jennifer Lamb was appointed by the Dorr Township Board to the Planning Commission seat vacated by Doug Montgomery.

10. A Motion was made by Larry Dolegowski and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 8:00 P.M.

The next scheduled regular Planning Commission meeting is September 16, 2008.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary

