

**Dorr Township Planning Commission  
September 16, 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: Jennifer Lamb, Larry Dolegowski, Norm Fifelski, Gordon Lieffers, Karen Slater, Robert Wagner, and Tim Johnson Township Planner. Members Absent: Joycelin Denstone.
4. The Minutes of the August 19, 2008 meeting were presented.  
A motion was made by Gordon Lieffers and supported by Larry Dolegowski to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda  
Reorder the agenda:
  - Remove item 7-b as the applicant has withdrawn the request for the Disselkeon Properties Site Plan.
  - Move New Business Item a. Site Plan-Construction Waste Recycling ahead of Old Business.
6. Public Comments  
None.
7. New Business
  - a. Site Plan-Construction Waste Recycling  
Dan Hula and Mark Velding presented. Two attended.

The Applicant described the nature of the planned business and his intent to utilize the former asphalt business site and structures.

A review of the Main Street Planning Staff report dated 9/12/08 and of items identified as missing from the plan per the Site Plan Review checklist was done.

Robert Wagner reported that the Zoning Administrator P.C.I. agreed with Tim Johnson that a Special Use Permit was required for approval of this project.

Don Hula stated he will attend a seminar hosted by the DEQ before completing plans for the proposed wood burner.

Questions arose as to requirements to hook up to the public sewer that services the area in question.

The Applicant will amend the site plan per discussion prior to the Public Hearing.

A motion was made by Karen Slater and supported by Norm Fifelski to hold a Public Hearing on the Special Land Use for the recycling facility plant planned at 4518 12<sup>th</sup> Street, Moline MI at the October 21, 2008 Dorr Township Planning Commission Meeting. All Aye. Motion carried.

8. Old Business

a. Continued discussion on amendment for the E, Commercial District  
Tim Johnson reviewed Draft #2 dated 5/20/08 which had been revised by the Township Attorney.

Tim Johnson will determine what properties in the Township meet the requirements in the proposed amendment that allow for Adult Entertainment Business to ensure there are areas in the Township where such businesses can locate.

A motion was made by Gordon Lieffers and supported by Jennifer Lamb to hold a Public Hearing on the Amendment to Chapter XI E-Commercial District at the October 21, 2008 regular Planning Commission meeting. All Aye. Motion carried.

9. New Business

a. Amendment to the Zoning Ordinance for the Planning and Zoning Enabling Act

Tim Johnson presented a review of the draft of Amendment of the Zoning Ordinance for The Michigan Planning Enabling Act PA-33 of 2008 and The Michigan Zoning Enabling Act PA-12 of 2008.

Discussion ensued whether the amendment should include the provision that prohibited the Zoning Board of Appeals from granting use variance requests. The consensus of the Commissioners was that the process be changed to require any use variance requests be made to the Planning Commission and the Planning Commission advise the Zoning Board of Appeals as to granting or denying a use variance request.

Main Street Planning will prepare a new draft of the Amendment for review at the next regular Planning Commission meeting.

Main Street Planning will review the Planning Commission By-laws adopted August 17, 1999 and revised August 19, 2003 and prepare a draft of revisions made to assure compliance with the Michigan Planning Enabling Act, PA 33 of 2008.

The Amendment of the Subdivision Ordinance will be included in the Public Hearing for the Amendment of the Zoning Ordinance for The Michigan Planning Enabling Act PA-33 of 2008 and The Michigan Zoning Enabling Act PA-12 of 2008 at a future meeting.

10. Commissioner Comments

The Applicant for the Disselkeon Properties Site Plan plans to apply for a zoning change to the Mixed-Use Planned Unit Development Zone District. Tim Johnson reminded the Commissioners that the Mixed-Use Planned Unit Development regulations have not been developed or adopted as yet and thus a considerable amount of time would elapse before the zoning change could be granted. Tim Johnson recommended that the Planning Commission change the current Industrial Zone Ordinance to allow for outdoor display for businesses located on properties that face the 131 highway.

Robert Wagner will contact the owners of the Dorr Greenhouse for an update on their plans.

Tim Johnson of Main Street Planning announced that Jan Johnson will be attending future Planning Commission meetings. Commissioners thanked Mr. Johnson for his many years of service to our community.

11. A Motion was made by Gordon Lieffers and Supported by Larry Dolegowski to adjourn. All Aye. The meeting was adjourned at 8:44 P.M.

The next scheduled regular Planning Commission meeting is October 21, 2008.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary