

**Dorr Township Planning Commission
March 17, 2009 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, John Conklin, Gordon Lieffers, Karen Slater, and Robert Wagner.
Members Absent: None.
4. The Minutes of the February 17, 2009 meeting were presented.
A motion was made by Gordon Lieffers and supported by Joycelin Denstone to approve the minutes as presented. All Aye. Motion carried.
5. Changes or Additions to the Agenda
None.
6. Public Comments
Robert Senneker asked about the availability of the Planning Commission meeting agendas and the system for payment for the services provided by the Township Attorney.
7. Old Business:
 - a. Proposed amendment for Mixed Use Planned Unit Development District.

Draft #2 was reviewed.

A motion was made by Joycelin Denstone and supported by Gordon Lieffers to hold a Public Hearing at the next regular Planning Commission meeting on the proposed amendment for Mixed Use Planned Unit Development District Draft #2. All Aye. Motion Carried.

- b. Composting regulations.

Draft #1 dated March 2, 2009 of an Ordinance to Permit Composting Facilities was reviewed.

The following changes were made:

(b) Definitions.

(3). Delete "less than 4 feet in length and 2 inches diameter" and insert "chipped" before "tree trimmings" ("yard clippings" shall mean leaves, grass clippings, vegetables or other garden debris, shrubbery or brush or chipped tree trimmings that can be converted to compost humus. Yard clippings do not include stumps, agricultural wastes, animal waste, roots, sewage sludge, or garbage.)

(c) Composting and composting facilities permitted.

(3) Changed to allow commercial composting only as a special land use in all permitted districts. (E. RE, RA, F, and I Zoning Districts. Commercial composting is permitted in the E. RE, RA, F, and I Zoning Districts only as a special land use.).

A motion was made by Larry Dolegowski and supported by Joycelin Denstone to hold a Public Hearing at the next regular Planning Commission meeting on the Ordinance to Permit Composting Facilities Draft #1 dated March 2, 2009 as amended. All Aye. Motion carried.

c. Ordinance to Create a Planning Commission

Draft #2 dated February 10, 2009 of the Ordinance to Create a Planning Commission to be in Compliance with the Michigan Planning Enabling Act (PA 33 of 2008) was reviewed and the additions and deletions were accepted with the addition of the following:

Section 3 Membership-Appointment and Terms

F. Membership Transition.

Addition of the statement that “upon enactment of this ordinance the current members of the Planning Commission shall be re-appointed to fulfill the rest of their terms.”

A motion was made by Gordon Lieffers and supported by Norm Fifelski to hold a Public Hearing at the next regular Planning Commission meeting on the Ordinance to Create a Planning Commission to be in Compliance with the Michigan Planning Enabling Act (PA 33 of 2008) Draft #2 dated February 10, 2009 as amended with the addition to item F. Membership Transition. All Aye. Motion carried.

d. Planning Commission By-laws

Draft #2 dated February 10, 2009 of the Dorr Township Planning Commission By-Laws and Rules of Procedure was reviewed and 2 items were identified as needing clarification by the Township Attorney before adoption.

#1. Discussion ensued regarding section 3.12 Annual Capital Improvements Program and the consensus decision was to change the word “shall” to “may.”

(note: However, upon review of the amendments to Draft #2 of the Ordinance to Create a Planning Commission to be in Compliance with the Michigan Planning Enabling Act (PA 33 of 2008) this task was deleted thus possibly it should be deleted from the By-Laws.

#2. “7. Meetings”

7.4 Quorum

Discussion ensued regarding the clarity of this item.

The following is intended as information for the Planning Commissioners as the Secretary did not have the manual at hand during the meeting.

Per the manual “Basic Training for Planning and Zoning Commissioners” by the Michigan Society of Planning Officials “Basis and Authority-page 17”
“The Planning and Zoning Acts do not specify whether or not a majority of those present (under a quorum) or a majority of the membership is required to vote on any proposal. If there is any doubt about the validity of a specific vote, the body may wish to ensure that a majority of the full membership is involved in a vote to approve or deny a project. The Township and County Planning Acts do require that a majority of the Planning Commission vote in favor of the adoption of the Master Plan.”

The Township Attorney is requested to review the bold print paragraph following item 7.4 for clarification of intent of voting on the Master Plan. Possibly the issue of the “affirmative vote of the majority of the total number of seats...” should be identified as “7.5” and item “7.5 Hearings” be renumbered to “7.6.”

e. Planning Commission work list.

Postponed to a future meeting.

8. New Business:

John Conklin was appointed by the Township Board to fulfill Jennifer Lamb’s term on the Planning Commission.

9. Commissioner Comments

Karen Slater expressed her gratitude for the Commissioners’ support and prayers during her mother’s illness and death.

The family of the late Marilyn Fifelski sent a thank you note for the flowers sent by the Planning Commission.

Educational opportunities are available; contact the Township Office if interested in attending.

10. A Motion was made by Larry Dolegowski and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 7:45 P.M.

The next scheduled regular Planning Commission meeting is April 21, 2009.

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary