

**Dorr Township Planning Commission  
April 21, 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, Gordon Lieffers, Karen Slater, and Robert Wagner. Members Absent: John Conklin.
4. The Minutes of the March 17, 2009 meeting were presented.  
A motion was made by Gordon Lieffers and supported by Joycelin Denstone to approve the minutes as corrected on April 20, 2009. All Aye. Motion carried.
5. Changes or Additions to the Agenda  
The Public Hearing on the MPUD was not noticed thus will not be held this month.  
Reorder the agenda to #7 Site Plan Review-Project Hope
6. Public Comments  
None.
7. Site Plan Project Hope of NE Allegan County. Gregg Dykstra presented. 2 attended. Discussion: An addition to the existing building is planned. Future plans include relocating the entrance, with additional parking and landscaping.  
The Site Plan Review check list was completed.  
A motion was made by Norm Fifelski and supported by Joycelin Denstone that the request of Project Hope of NE Allegan County for approval of the site plan dated 4/1/09 for a 70' x 80' addition to the existing building located at 1808 143<sup>rd</sup> Ave. Dorr MI be approved as it has been demonstrated that the project conforms with the Section XIVA of the Dorr Township Ordinance.  
Approval is subject to the following conditions:  
Changes made to the plan
  1. addition of an overhead door;
  2. building dimension changed from 70' x 70' to 70' x 80';
  3. location of any utility easements;
  4. screening for the dumpster;
  5. and the revision of the west-side driveway extended to accommodate the service door and blacktop surface.

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

8. Mixed Use PUD Ordinance.

Draft 3 of the proposed Ordinance Amendment was reviewed. The changes recommended by the Township Attorney in his letter dated 3/24/09 were incorporated in Draft 3.

A Motion was made by Joycelin Denstone and supported by Gordon Lieffers to hold a Public Hearing to consider a proposed addition to the Dorr Township Zoning Ordinance which would provide for the creation of a Mixed Use Planned Unit Development at the next regular Dorr Township Planning Commission meeting. All Aye. Motion carried.

9. Old Business

None.

10. New Business

a. Items for Review

1. Planning Commission By-Laws

Draft #3 Dated 4/21/09 and the letter from the Township Attorney dated 3/25/09 were reviewed.

A motion was made by Larry Dolegowski and supported by Gordon Lieffers to adopt the Dorr Township Planning Commission By-Laws and Rules of Procedure Draft #3 dated 4/21/09.

Approval is subject to the following conditions:

Delete the references to “articles” in all areas;

Delete the phrase “creation of the Dorr Township Planning Commission and replace it with a reference to the Dorr Township Planning Commission Ordinance;

Change Section 6.2 to read, “Members of the Planning Commission may be removed by the Township Board upon written charges and after a public hearing as provided by the applicable statute;”

Change Section 7.4 references to a “plan” to “Master Plan.”

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

2. Planning Enabling Act

The letter from the Township Attorney dated 3/25/09 was reviewed. Draft #3 was reviewed to ensure the changes recommended by the Township Attorney had been made. No further action is required of the Planning Commission on this matter.

3. Composting

The Public Hearing on Composting was not posted for this meeting due to the need to discuss the concerns expressed by the Township Attorney in his letter dated 3/24/09.

After discussion and review of previous versions and the summary of the State Regulations the consensus decision of the Planning Commissioners was to delay a Public Hearing until Mr. McKown provides a draft Ordinance with the changes mentioned in his letter of 3/24/09 and the Planning Commissioners discuss that draft.

8. Commissioner Comments

-John Conklin was absent from this meeting to attend a class on Planning and Zoning. Multiple seminars and training sessions are available. If interested contact the Township Office.

-Discussion ensued regarding hosting a 2 hour training session for our Township Planning Commissioners and Planning Commissioners from neighboring Townships.

-Robert Wagner suggested sufficient time be included to allow for a Question/Answer and sharing period. Robert Wagner suggested an outside source be utilized for the presentation to allow a broader perspective.

-Robert Wagner requested the Township Office update the Michigan Planners' Association records with the names and current addresses of the Planning Commissioners.

-Larry Dolegowski will remind the Township Office to arrange to update the Planning Commissioners' Compilation of General and Zoning Ordinances since the replacement pages are available at this time.

-Joycelin Denstone announced she will not accept re-appointment when her term expires this June due to increased demands of her job.

9. A Motion was made by Joycelin Denstone and Supported by Gordon Lieffers to adjourn. All Aye. The meeting was adjourned at 8:20 P.M.

The next scheduled regular Planning Commission meeting is May 19, 2009.

Respectfully Submitted,

*Karen Ann Slater*

Karen Ann Slater  
Secretary