

**Dorr Township Planning Commission
June 16, 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, Robert Wagner, and Steve McKown Township Attorney. Members Absent: None.

Chairman Wagner introduced the newest Planning Commissioner, John Conklin.

4. The Minutes of the May 19, 2009 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
None.
6. Public Comments
None.
7. At 7:00 P.M. the Public Hearing to consider the request of Lewis Stein/C.A.L.M. Properties Inc. to rezone from Commercial Zoning to the Agricultural Zoning District was held. Colleen Stein presented. 4 attended.

Discussion:

A brief review was done of the Applicant's purpose and intentions related to the zoning change request.

Chairman Wagner affirmed that the proper noticing had been done.

There were no comments or questions from the Public in attendance.

The Public Comment Section was closed at 7:07 P.M.

A motion was made by Gordon Lieffers and supported by Joycelin Denstone that the request by Lewis Stein/C.A.L.M. Properties Inc. for approval of rezoning for Tax parcels 0305-006-017-00, 015-21, 015-20, and part of 015-00 from the current Commercial Zone to the Agricultural Zone be approved for recommendation to the Allegan County Planning Commission and the Dorr Township Board for approval as it has been demonstrated that the project conforms with the Township Master Plan.

Roll Call vote: Dolegowski-Yes, Denstone-Yes, Slater-Yes, Conklin-Yes, Lieffers-Yes, Fifelski-Yes, Wagner-Yes. Members Absent: None. Motion carried.

8. At 7:09 P.M. the Public Hearing to consider an amendment to the Dorr Township Ordinance to add a new section 4.43 "Composting Facilities" to the General Provisions Chapter of the Dorr Township Ordinance was held. Steve McKown Township Attorney presented. 2 attended.

Discussion:

The definitions of "composting facility" versus "composting" and of "mechanical means" were explained.

The rules and regulations regarding composting of amounts less than 200 cubic yards, more than 200 cubic yards but less than 5000 cubic yards and over 5000 cubic yards were compared and contrasted.

Nuisance laws which prohibited any composting activity from presenting threat to the health and safety of others (such as excessive offensive odors and rodent issues) are in effect regardless of the size or location of the composting activity.

The consensus of the Commissioners was:

1. Allow small composting activity of waste generated on their property for homeowners in Residential Zone Districts by Right.
2. Honor the State of Michigan Right to Farm Act for composting activity on farms without imposing additional limits or regulations.
3. Require a Special Use Permit with site plan review for composting activity in the Industrial and E-Commercial Zone Districts.
4. Prohibit composting activity except for waste generated on the property up to 100 cubic yards in the new combined C & D Commercial Zone District.

Steve McKown will prepare a draft ordinance for the next Regular Planning Commission meeting.

A motion was made by Gordon Lieffers and supported by Larry Dolegowski to continue the Public Hearing on the amendment to the Dorr Township Ordinance to add a new section 4.43 "Composting Facilities" to the General Provisions Chapter of the Dorr Township Ordinance to allow the Township Attorney time to prepare a new draft of the proposed ordinance for review at the July 21, 2009 Planning Commission meeting.

All Aye. Motion carried.

9. Old Business:
None.
10. New Business:
None.

11. Commissioner Comments:

Chairman Wagner and the Planning Commissioners thanked Joycelin Denstone and Karen Slater for their years of service on the Planning Commission.

Joycelin Denstone and Karen Slater thanked the Township for the opportunity to serve on the Planning Commission and wished the new Planning Commissioners the best.

12. A Motion was made by Karen Slater and Supported by Joycelin Denstone to adjourn. All Aye. The meeting was adjourned at 8:04 P.M.

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

Respectfully Submitted,

Karen Ann Slater

Karen Ann Slater
Secretary