

Dorr Township Planning Commission Meeting August 16, 2011
Held at the Dorr Township Hall

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 Bob Traxler, John Conklin, Melissa Harding, Robert Wagner, Gordon Lieffers, and Larry Dolegowski. Absent: Dan Gesink.
Public present: 23
4. The minutes of the July 19, 2011 meeting were presented: 2 corrections were noted 1) the meeting date was incorrect and 2) Larry Dolegowski's name was spelled incorrectly at the adjournment notes. Gordon Lieffers motioned to approve, Larry Dolegowski 2nd: – all ayes
5. Changes or additions to the agenda: none
6. Public comment: None
7. Public Hearing for changes to the Agricultural Chapter of the Zoning Ordinance sections 14.02(c), 14.09, and 13.02 :
 - a) Amendment #1 DEFINITIONS FOR FARM AND FARM MARKETS
 - b) Amendment #2 RURAL RECREATION / FARM AMUSEMENT ENTERPRISES
 - c) Amendment #3 FARM MARKET REQUIREMENTS

Tim Johnson of Main Street Planning Company began by reading the original wording and changes requested of the above mentioned ordinances.

Board members John Conklin and Gordon Lieffers expressed questions clarifying the Farmers Market Requirements pertaining to the amount of farm products required and what those products could be like homemade fruit items from the farm. Mr. Johnson clarified these items explaining that homemade items are considered “cottage industries” and allowable.

Public Hearing was opened for public comment at 7:20

Cheryl Snyder expressed her concern of opening up the avenue to having tractor pulls because they are being purposed to be across the street from her home where it disrupts her farm animals and effects the house itself.

Stan Snyder expressed concerns over the safety involved with the tractor pulls Jim Schaendorf, Frank Filia and Adrian Potter, the owner of the property, expressed agreement in the change in the ordinance to allow the possibility of tractor pulls and other farm amusements. They feel that it would be good for the community and bring tourism and enterprise here.

After the public comment it was noted that Antique would be left off of the tractor pull and other items like Horse pulls and mud running be added to the Amusement ordinance. Also the idea of Agra-tourism is brought into the ordinance.

At 7:50 Commissioner Bob Wagner excused himself from the vote and handed The Vote to Vice Commissioner Bob Traxler.

Amendment #1 no changes to the purposed rewording: Gordon Lieffers motioned to accept this amendment John Conklin seconded it. The Vote: Melissa Harding Aye, Gordon Lieffers aye, Larry Dolegowski Aye, John Conklin Aye Bob Traxler. Dan Gesink absent, Bob Wagner absent. Proposed new wording passes. 8:00 Commissioner Bob Wagner returned to his post.

Amendment #2: Changes to be made: the addition of horse pulls and mud running. The term Antique is to be removed and the term Agra-tourism to be added, and the Farm Market selling requirement will be 75% devoted to farm items: Larry Dolegowski motioned to pass with changes Gordon Lieffers seconded. The Vote: Bob Traxler Aye, Melissa Harding Aye, Bob Wagner Aye, Gordon Lieffers Aye, Larry Dolegowski Aye, and John Conklin Aye: Dan Gesink Absent. The Amendment with changes passed.

Amendment #3 no changes to the purposed rewording: Gordon Lieffers motioned to accept this amendment John Conklin seconded it. The Vote: Melissa Harding Aye, Gordon Lieffers aye, Larry Dolegowski Aye, Bob Wagner Aye, and John Conklin Aye Bob Traxler. Dan Gesink absent. Proposed new wording passes. These amendments will be recommended to the Township Board meeting on Thursday, August 18th, 2011.

This public hearing was closed at 8:10

Public Hearing for Patricia Rowe Home Occupancy Permit for a Beauty Salon in her Garage.

Special Use Permit allowing home occupation on the property for: Lot 14, Pine Hills Plat, 1910 Ponderosa Court, Dorr, Michigan

Patricia Rowe explained that she wants to open a Beauty Salon in a portion of her garage. She cannot receive her state licensee until a home occupancy permit has been granted from the zoning board. She has stated that there will be no more than 2 clients at a time at the Salon. There would be no walk-ins only appointment only and business would run from 10:00 to 8:00.

25 notices were sent to her surrounding neighbors. There were no neighbors present to comment on the business.

The public hearing was closed at 8:20

The Board will grant a Home Occupancy Permit if these requirements are adhered to:

No sign

She must follow all current building codes and Michigan barrier free zones

There is adequate parking

There are no traffic issues

Her hours of operation are 10:00 to 8:00

Melissa Harding motioned to grant the Home Occupancy Permit. John Conklin seconded the motion The Vote: Bob Traxler Aye, Melissa Harding Aye, Bob

Wagner Aye, Gordon Lieffers Aye, Larry Dolegowski Aye, John Conklin Aye, Dan Gesink absent. This Permit will be granted.

8. Old Business:

A: Medical Marijuana:

We are going to keep looking at this to see if there are any new developments. Larry Dolegowski will be bringing this to the Township Board to renew the moratorium on Marijuana.

9. Commissioner Comments: None

10. Adjournment 8:31 p.m. Gordon Lieffers motioned and Larry Dolegowski 2nd motion.

Melissa Harding

Melissa Harding
Secretary