

Dorr Township Planning Commission
Meeting Minutes, March 17, 2026

1. Call to order

Dan Beute called the meeting to order

2. Pledge of Allegiance

3. Roll Call

Present: Dan Beute, Rich Osbun, Larry Dolegowski, Bob Wagner, Jody Schaendorf, Rebecca Snider

Absent: Dan Weber

Guests: attendance list

4. Approval of February 17, 2026, regular meeting minutes

Larry Dolegowski made a motion to approve with second from Jody Schaendorf. Voice vote. All approved.

5. Changes or additions to the agenda - none

6. Public comments

Dan Beute explained the 12-month moratorium that was passed at the last Township Meeting. He also advised of 3-minute time to speak.

Bernie Shoemaker – He wanted to talk about the old Colonial Kitchen. He lives north of the restaurant, and his property butts up to the little home on that parcel. He is concerned with storm water runoff and parking. He advised that he reviewed the packet and see that they need 60 parking spots and currently how it's set up they have 20 some spots and they want to count off street parking and they can't do that. He asked us to look closely and wanted us to make sure that they have more parking. Currently where their drain field is, they would have to put parking right up to his property and he is concerned about the snow as they would not be able to push it to the fence. He advised he is concerned about water runoff to his yard. He hopes we consider that when this comes up today in the agenda.

Linda Dumont – Advised she would wait until later

Russ Vos – The ordinances are here to protect us. Referring to the Battery Energy Storage Systems; MSU did a study that 800' from a house and ½ a mile from waterways. If I was to have my water tested for Microsoft and any chemicals in it, do I send the bill to Dorr Township or Microsoft and how many times do I need to do it. The Red River run off is near the proposed Microsoft and it goes all around Dorr and if polluted would affect Dorr Park and further – many tributaries could be affected. He advised of a great horned owl on his property with a large wingspan and he wonders what will happen to hawks, owls, and beehives. All this will be deteriorated with Microsoft money coming in.

Laura Bird – Advised she would wait until later

Tom Powell – He is from Enzas Pizza with concerns about Colonial Kitchen. They are talking about taking out both existing driveways and one in the middle. He is unsure how his customers would get to his property without a driveway. When they put sewer in, he asked it to be East. According to site plan, they want row of shrubs and a curb along there and would greatly limit my ability to get onto the property. That is my concern. He advised he's not against the restaurant being there, but he wants access to his restaurant. He asked that we would reject the site plan as it is now.

7. Inquiry of Conflict of Interest – There were none

8. New Business

- 1) Site Plan Review – from Caleah Brown of Permit Solutions on behalf of McDonald's, interested party, to amend the previously approved fast food restaurant Site Plan within the E Commercial District. Permanent Parcel # 03-05-015-091-50.

Dan Olson with design group came representing McDonald's. He advised they have had to make a minor modification. In the NE corner of the site, there was a driveway providing access. That had to be removed as they weren't able to come to agreement with the owner for cross access. We have continued parking in lieu of that. The plan gives a little more parking. They reviewed the fire truck circulation and it can be done and he can provide that plan to PCI.

Jason Derry with PCI provided summary. He advised there is not much difference from the originally approved plan. The access point lost is the least problematic to lose. Jason did forward comments about fire access and thinks it would be fine to have render of fire truck on site and have approved administratively. Also fire building code can be handled administratively. Jason advised this came back to the Planning Commission because the ordinance demands it come back when the plan makes changes to the access of the site.

Larry Dolegowski generally commented about the possibility of people walking to the store and if there could be a crosswalk across 142nd Street. This was a general comment per comments he had heard from the public.

Bob Wagner made a motion to approve the amended site plan dated February 24, 2026 with fire chief approval and with all of the conditions in the originally approved site plan. Second by Jody Schaendorf.

Roll call vote taken. All present voted in favor. Motion passed

- 2) Site Plan Review – From Facilities Management Services, Todd Sneller, representative, on behalf of Hacienda Don Felipe Mexican Bar & Grill, interested party, to construt a 1,696 sq. ft addition onto the former Colonial Kitchen Restaurant. This also includes an outdoor dining patio, reconstruction/expansion of the parking lot, and remodeling of the exterior of the building. Permanent Parcel #s 03-05-290-019-00, 03-05-290-20-00 and 03-05-290-020-50.

Jeff Brinks with Venture Engineering presented. Before diving into things and listening to neighbors and access, he advised they would like to request to table the request so they can talk further with the neighboring property owners. If it makes sense to have and maintain the cross access between, they would be happy to work and address these issues and come back with modified plan.

Dan Beute asked if Jason Derry wanted to comment. Jason advised he agrees with the memo written up. The lot has a tough hand to play. The existing building is legally non-conforming and it makes sense to expand it but that cuts into parking. There are a lot of complications, and he agrees it would be appropriate to table and seek to work with all the businesses. The lots are not in isolation.

Dan Beute commented he thinks that many people seem excited about the restaurant and he appreciates the step taken to work with the neighboring property owners.

Bob Wagner asked if they intend to hook to sewer. Jeff advised yes. The space where existing sewer is would be used for parking.

Jody Schaendorf commented they would also need to find a place to run storm water also as that couldn't run onto neighbors. Jeff advised there is catch basin on street as well as detention on site they would hope to use and contain all on site. He reassured the Planning Commission that they would also work with Drain Commission.

Larry Dolegowski commented that OMG has no parking at all and it is all street parking. Why can't they use some of the public parking in consideration on Cedar Street. Jason Derry advised you can but not in the way that it sounds like. The ordinance allows you to waive parking if you think it is met some other way. There is an awkward situation where OMG parks in public parking across the street. There is a difference with the expanded building size.

Bob Wagner made a motion to table the Site Plan Review until April meeting with support by Rich Osbun. Roll Call vote taken. All present voted in favor. The motion passed.

3) Ordinance Amendment Proposal Continued – Review Concrete Curb and Gutter language and finalize for future Public Hearing

Jason Derry provided context in which there is meeting now and next week based on there are many items on the agenda but also he got the legal notice out late. It did afford opportunity for extra time to review ordinances before they go into public hearing next week.

There was some amended language regarding exceptions to the curb and gutter requirements. There was general consensus of the board that we like this language and so this will move to public hearing next week.

4) Ordinance Amendment Proposal Continued – Review Battery Energy Storage Systems (B.E.S.S.) language and finalize for future Public Hearing.

On page 2 there was a number 2 for Design Safety Certification. That was a holdover from when this was a Solar Ordinance and it is much more applicable to a Solar Ordinance. In the case of these batteries, they are much more comparable to a generator as more modular and plug and play. He thinks engineering may be irrelevant in this situation. This would mainly keep you from having to hire a professional engineer for back yard set up. General consensus favored this.

Jason Derry advised of findings on setback requirements, advising many websites reference 150' for commercial systems. The EPA does list 340 feet for some systems. There was general consensus to have setbacks at 150 feet (7.a.b.c.). There was more discussion on 7.d in regards to distances from any associated dwelling. Jason initially recommended 340 feet based on the EPA language but there was discussion about distances set in mining operations up to 500 feet as well as concerns expressed about fire safety, and the board had general consensus that this was a more practical distance. Jason will add this and try to check with the Township attorney before the next meeting.

There was some additional discussion of adding setbacks for waterways and Jason is going to add criteria of 500' from any water body as well.

Jason confirmed this would be a Special Land Use and would involve a public hearing.

- 5) Review sample ordinances for Data Centers from surrounding communities. Start preliminary discussion on requirements for a Data Center Ordinance Amendment.

Jason Derry said this packet came from a Township Board member. There was a sample ordinance from several townships, including Sparta Township . PCI planners are in process of putting together a draft which they hope to bring to April's meeting. Jason ran through several of the highlights of these sample ordinances

Dan Beute asked about one of the ordinances that lumps cryptocurrency mining facilities to data mining and would that be a good idea. Jason supported this idea.

Jason pointed out the extensive section on Sustainability and Energy Use Requirements in one of the ordinances.

There are also some with extensive reporting requirements which Dan Beute expressed support for. Dan Beute also commented that we want a way to verify those reports.

Rebecca Snider expressed concern about advancing technology and if these operations became obsolete, what type of deconstruction plan would there be. Jason advised every ordinance does have an extensive list of requirements for decommissioning similar to our ordinances on mining or solar.

Dan Beute also recommended that Township Board looks into different fee schedule for these projects when they apply and to try to get a realistic cost and application fee as well as escrow so that Township is getting the proper amount and so it is on applicant to get all these reports. Jason commented that built into the ordinance is a section that says you need to fork over in escrow and any time we need more, it needs to be given to consider the application. Jason agreed application fee should be sizable.

Dan Beute also suggested that as we move through this, we find where we can get experts to independently verify claims made by applicants.

Larry Dolegowski asked is there some way, like the landfill in other counties, that pays tippage fee to the counties, is there some way we can look into that as well. Jason commented he doesn't know the mechanism but we should look into it.

9. Old Business - None

10. Public Comment - None

Laura Bird – She said there are 2 red flags. Leppinks has 3 driveways coming out and now you have their driveway still on the hill. People are coming from the expressway and 6 driveways, she is concerned that there will be a lot of people getting hurt. She thinks that should be thought through a lot better.

This Battery Storage unit, is that an if thing or is it in the works? Dan Beute confirmed that there is no application and that we are trying to get ahead of it so that if someone does apply we can address it. Jason Derry explained that PA 233 passed by the state where developers could skip over local regulators and go to the state. The state does allow us to regulate if we can do so reasonably. Per state PA 233, batteries are preempted as agriculture so it is tricky to figure out where they are going to go, but they try to be away from developed areas. Laura asked if they are paying for their own energy.

Laura just asked again to consider those driveways on the hill.

Linda Dumond – Linda advised she is glad we are looking into some things to protect the citizens. If they are allowed to come here, I would hope you would require at Microsoft expense – environmental impact study, 3d aquifer study. I understand we (the Township) has already incurred expenses that they haven't reimbursed. When are they going to reimburse the township? As far as batter energy storage, there is one in CA that burned over a week and in TX similar; is our Fire Department able to handle? Are we going to do special training for them? If so, it should be at their expense. Noise ordinance should also be in place during construction as often this goes on all through.

Linda's time ran out at this point and she was allowed to continue speaking.

There should also be a light ordinance.

There should be an allowance of unannounced inspections.

They should never be allowed to do blowback into the aquifers.

Everyone should test their wells before the construction starts.

Linda Mijal – She said she had 3 questions.

Were we interested in setting up a citizens committee?

She also advised of concern connected to the recent power outage she had with recent weather. She advised thankfully they have a gas generator but she has concern whether electrical outages would be compounded if data centers were built.

Are people interested in putting in a moratorium? Are we contemplating it here in Dorr? Dan Beute advised that in the last Township Meeting there was a 12 month moratorium passed.

11. Commissioner Comments –

12. Adjournment

Jody Schaendorf made a motion to adjourn with support by Bob Wagner. Voice vote. Motion carried.

Adjournment Time: 8.26 pm

A handwritten signature in black ink, appearing to read 'Rich Osbun', written in a cursive style.

Minutes completed by Rich Osbun, Recording Secretary