Dorr Township Planning Commission

Regular Meeting

June 17, 2025

Location: Old Township Office Boardroom

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of April 15, 2025 and May 20, 2025, Regular Meeting Minutes
5. Changes or Additions to the Agenda
6. Public Comment
7. Inquiry of Conflict of Interest
8. New Business

1) Special Use Permit/Public Hearing - an application from Brian DeSmit of Why Knott Ventures, LLC, owner of the unaddressed parcel on Radstock Drive known as permanent parcel number 03-05-022-005-10, for review of a special use permit and related preliminary site plan applications to develop a site condominium (proposed twenty single family homes) in accordance with the Dorr Township Ordinance No. 7, also known as the "Dorr Township Subdivision Control Ordinance." The parcel is approximately 17.91 acres.

2) Site Plan Review – Application from Kevin Vreugdenhill of First Companies, Inc., applicant representing owner for property addressed 4236 12th St., also known as permanent parcel number 03-05-013-036-15, for site plan review to construct a multitenant industrial suite (two multitenant buildings) in the I Industrial District.

3) Site Plan Review – Application from FCC Construction, Inc. on behalf of Trevor Newenhouse - JT Truck & Trailer Repair, Inc. interested party, for unaddressed property also known as permanent parcel number 03-05-160-009-01 for site plan review to construct an industrial repair facility in the I Industrial District. Location is in Dorr Commerce Centre (Dorr Industrial Park).

4) Special Use/ Public Hearing – an application from the Holy Cross Antiochian Orthodox Church, interested party for the unaddressed property known as permanent parcel number 03-05-033-001-40, for a special use permit and related site plan review to construct a church and cemetery within the F Agricultural District. Area comprises approximately 21.17 acres and is located south of 138th Ave and west of 18th St.

9. Old Business - None

10. Public Comment

11. Commissioner Comments

12. Adjournment Time _____

Dorr Township Planning Commission
Meeting Minutes, April 15, 2025

1. Call to order

Dan Beute called the meeting to order

2. Pledge of Allegiance

3. Roll Call
Present: Dan Beute, Rich Osbun, Dan Weber, Jody Schaendorf, Larry Dolegowski, Bob Wagner, Brian Boot
Absent: none
Guests: multiple in attendance

4. Approval of February 18, 2025 regular meeting minutes
Brian Boot moved to approve with second by Jody Schaendorf. Voice vote. All approved.

5. Changes or additions to the agenda - none

6. Public comments – None

7. Inquiry of Conflict of Interest
Mr. Weber and Jody Schaendorf recused themselves from the public hearing for Jim Schaendorf (New Busines 1). Dan Beute advised that he serves on the ZBA with Mr. Jim Schaendorf but does not see this as a conflict of interest. Larry Dolegowski also made known both his friendship and occasional business dealing with Jim Schaendorf, no business dealing related to the public hearing. There were no concerns on the part of the Planning Commission with either Larry Dolegowski or Dan Beute.

8. New Business
1) Public Hearing – Re-zone request application form Jim Schaendorf of Schaendorf Real Estate, LLC, owner of unaddressed property at 144th Ave. and 24th St., comprising approximately 22 acres known as Permanent Parcel Number 03-05-018-013-03, to re-zone from RA – Rural Agriculture District to RE – Rural Estates District

Dan Beute read aloud the initial portion of the public notice.

Jim Schaendorf – owner of property – spoke that on the Rural Ag side of things they are only allowed the 3 splits and have limited frontage available. He has been approached regarding buying portions of property that is not good farmland. With 24th being paved, he feels it is a good time to take advantage of sale opportunity. He advised that Jason Derry at PCI recommended he apply to go to change to Rural Estates to get more splits in the property. He advised this follows master plan.

Jason Derry with PCI provided a summary as follows:
The property currently has the ability to divide 3 times but he is facing issues with dimensional requirements which limits his use of property. Switching to Rural Estates enable him to use division rights he already has but is more able to with dimensional requirements.

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Jason additionally commented how this aligns with the Master Plan. He also advised that the soil conditions are no different than anywhere else. It is not prime farmland soil and there are no wetland natural bodies of concern.

Dan Beute displayed illustration of potential divisions.

Public Comment opened at 7.13pm
Conrad Coipel advised he lives at adjacent property. He is all for the build. Conrad advised his property is a new build nearby and it doesn't affect him and he is content with proposal.
Sue Standish – She asked how many splits there will be. Jason Derry advised that based on the land division act, there are 4 divisions left. She also commented she was in favor of the rezone.
There were no further comments

Public Comment ended at 7.16pm

Bob Wagner made a motion to recommend approval to the Township Board, with second by Brian Boot.

Spot Zoning worksheet was explained and then reviewed
The area is small compared to districts surrounding the parcel in question - True
The new district allows land uses inconsistent with those allowed in the vicinity - False
A rezoning of the area under consideration would confer a special benefit on the individual property owner not commonly enjoyed by the owners of a similar property - False
If approved the application for rezone would conflict with the policies in the text of the master plan and the future land use map – False
It was generally concluded that the proposal would not be considered spot zoning

Roll Call vote taken. All voted in favor. The motion passed.

2) Public Hearing – Special Use Application from Austin Naber, owner of 1265 138th Ave., also known as Permanent Parcel Number 03-05-025-022-10, to establish a private road within the RE – Rural Estates District, subject to Section 4.16 of the Dorr Township Zoning Ordinance.

Austin Naber presented generally how he is looking to build a private road to get 200' of road frontage to avoid tearing down an existing hay barn. He advised he already has the road frontage to split at a different spot but that would necessitate tearing down an existing and operational hay barn and he would prefer to preserve the aesthetic as much as possible.

Jason Derry with PCI described private road would be designed to serve a single house. The road commission is ok with the intersection and approval can be obtained administratively and there is engineering in the works to address items pointed out in the memo.

The ordinance does require private roads to be 3' away from any associated parcel. The easement depicted is adjacent to the East edge of parcel A. Parcel A would have to be considered an associated parcel or right of way moved over 3 feet. That is just something to keep in mind and will be discussed with the applicant.

The ordinance somewhat suggest travel lanes should be centered within the right of way but not required, but there are options on how that could be addressed.

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Some things missing that can be reviewed / approved administratively
-Road cross section and profile
-Stop sign
-Road name determined by Road Commission
-Road maintenance agreement to avoid Township needing to govern the road

The cross section and profile are things the Planning Commission tends to address. The other items are typically addressed administratively

Public Comment opened at 7.27pm
Ken Chrisman - Inquired on how there is the ability to make the road without encroaching on his property. There was discussion on how it could be moved further into the applicant's parcel.
He also advised of severe water issues and asked if storm water would be addressed. How would storm water management be addressed with a private road. Jason Derry advised an engineer would be putting together sealed plans that addresses grade and storm water issues. They will send that to the township and Planning Commission. Dan Beute commented on how it would be gravel and so would be permeable.
Lance Deyoung advised he is going to be the builder for the house in the back. He gave the guidance in order to help it look the best way possible. As Austin said, he does have enough road frontage and ability to make additional splits but that would come with tearing down a barn and the proposed options would result in best aesthetic. The engineers would address drainage and Lance advised he would be held to standards of Health Dept.
Dan Beute asked Jason Derry if the Drain Commission gets involved with private roads. Jason advised that they can if we desire but it's typically dependent on utilizing an impervious road.
Heather Chrisman also advised that there was an additional comment that there is a common drain that runs nearby so there are a lot of wetland areas that lead into Venture lake. She asked if the adjacent property was sold, would they be able to put in a private road with another private road nearby or would this eliminate that ability. Jason advised there is no regulation on how close the private roads are other than discretionary call on whether it is detrimental. The Road Commission is the decider and to some extent it first comes first serve.
Bob Wagner asked if the parcel was Rural Estates. It was that it was.
There was question on utilities going back to the property and if there were any encroachments. Jason advised these are usually on the inside edge of the roadway. That is something that the engineer will likely put on the plans for us. To an extent it is up to the utility company themselves
Larry Dolegowski asked about county drain. If that would get dredged out would that help. Ken Chrisman advised it might help in some areas of his property but not in the area in question.
There was some discussion of where the proposed build would take place.

Public comment closed at 7.41pm

Dan Beute said he drove by that property last week and he mentioned that the road condition nearby is not great. The private road goes down off the road first then starts coming back up slowly. Dan concurred that the water issue is something that should be a piece of this and looked at closely. The area around had much standing water around. Dan Beute advised he thinks we should wait to see an engineered drawing.

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Larry Dolegowski said he thinks the Allegan County Drain Commission could go out there to take a look at the drain. There was comment that that wouldn't help this specific situation.

Brian Boot commented that the concern should be whether Mr. Nabers changes of putting in this private road add to or decrease water at the neighboring property. Brian stated that he is fine with the proposal as long as the County Road Commission is fine with what he's doing.

Dan Beute feels there are enough things missing to look at rather than pass things off administratively.

Fire Chief Fordham was asked distance of back from the road. There was general advice of approximately 300' distance.

Larry asked if the ground was farmed at all. It is brush hogged and some hay harvested occasionally.

Dan Beute made motion to table until next month to give applicant time to review further. Supported by Brian Boot.
There was discussion of issues involved

Roll call vote taken. Beute -yes, Boot – no, Dolegowski – yes, Osbun – no, Wagner – yes, Schaendorf – yes, Weber – yes. Motion passed 5 to 2.
Will table to next meeting May 20.

3) Public Hearing – Special Use Application from Julie Cassity, owner of 4180 Ranchero Drive, also known as Permanent Parcel Number 03-05-340-105-00, to establish a home-based business for pallet liquidation and resale, subject to Section 4.23.A of the Dorr Township Zoning Ordinance.

Dan Beute read aloud the public notice.

Ms. Cassity presented. She is here because back in October she received a letter disallowing garage sales due to a single complaint. She buys pallet liquidation via GRP. She unloads the pallets and has built a following with many who are here today. She is here to get a small business home permit to continue liquidation sales. She advises there is only 1 person that has concerns. There has never been an issue with parking or traffic issues. She offered up her yard for parking. She advised she is not trying to open up a retail store. She advised this allows her to continue to do what she loves and have sales continue during spring and summer. She advised she is willing to put up a tent to decrease clutter and is willing to restrict the times of her sales. Ms. Cassity highlighted the expense she has had to incur to bring this before the Planning Commission.

Jason Derry with PCI gave a summary:
He advised a letter was sent back in October. He advised that PCI acts on a complaint basis and with approval of the Township Supervisor. The complaint alleged there was a business at the property rather than a string of yard sales. Since then there was an explanation sent to the Township Board and the Planning Commission regarding how this is designated as a business rather than a yard sale.

Jason explained the difference between yard sales and business and the infrequent nature of yard sales – a definition based on use cases of other Townships since it is not specifically defined by Dorr Township. Since the items being sold were not owned long term by the owner, this also pointed this to

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being a business and based on the ordinance there needed to be a designation of “home occupation” to be in compliance. The Township ordinance at the time said that the business had to occur in the home.

The Township, at their own expense, did amend the ordinance to change the ordinance to add the definition of Home Based Business. An ordinance was passed with certain conditions and removal of past prohibitive conditions.

With the current proposal, Ms. Cassity has offered several self-imposed restrictions that the Planning Commission may find favorable. She has proposed tents in the side yard and parking in the front yard. The ordinance requires parking to be off street and so this may be found favorable to the PC. There was also proposal of days – Thursday through Saturday and the Planning Commission may also want to recommend dawn to dusk. The application talks about an enclosed pickup spot that may desire some clarification. There also may be a desire for some specification on how waste is disposed of.

Open to Public Comment at 8.10pm
Ms. Cassetty advised she doesn’t want to only have 3 sales in the summer, but also 2 sales in the spring.
Jason Derry asked about waste. She advised she breaks down boxes and disposes of them. The house doesn’t look cluttered because it is disposed of within a few hours. The only thing left out sometimes is a couple of boxes but that is small compared to what is left out elsewhere in the neighborhood.
Jessica Callendar advised she is nearby neighbor and has never had a problem with traffic in the area and has always been able to park in the driveway and pick up items.
Sharon Lubhart asked how 5 sales were any different than a garage sale. She commented on the difficulty of traffic when there are garage sales. Sharon commented how she doesn’t understand how this is different than a garage sale. Jason Derry advised of the difference – specifically infrequency and items of long-term ownership being sold. It is the long term use that is the main difference. It wasn’t as much the frequency as the subject matter.
Karen Steenwyk lives kitty corner and said that last year it was an ongoing sale on the weekends. She is a good seller and her customers bring their kids with them and no one in the area abides by the speed limit. As far as parking in the front yard, that seems like it will trash her yard. She advised she is against the proposal.
Dan Beute also read aloud a letter from neighbor on Sandy Drive – Cher Reed – She advised of retail sales being a concern in the subdivision and talked about concern regarding congestion, young people and traffic.
Julia Howard – She lives on Sandy Drive is the neighbor directly behind the applicant. She has lived there since the sales started and she pops in every so often. Everything is very organized and people pick things up promptly. There is not congestion. What the applicant does, she does very very well.
Angela Falls at Margaret Drive. She advised she passes the applicant’s house 2-10 times per day at all different times and has never seen more than 2 cars there. She has been in the neighborhood 18 years and it’s on a straightway. She also advised she has a kid who was hit by a car and so she would be concerned about safety. She advised the applicant is often open for a couple hours and not late at night. The applicant also keeps her house in better shape than many on the block and she also donates stuff, like this year she donated a wheelchair.
Krist Simons on Ranchero Drive. Advised he has been a customer since they found out and have not had any issues getting through or visibility and doesn’t see any issue.
Ray Young on Church Avenue advised he likes to raise vegetables and sell them along the road. He sees this as potentially infringing on his ability to sell vegetables and is concerned about the broad affects something like this could have.

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Sue Snyder lives across the street on Leisure Street. She said it's a great place to get stuff for her grandkids and she has never had an issue with parking or clutter.
Katie Cash on Rhonda. Passes by the house often and also has daycare out of her home without need of any special permits. The stuff the applicant provides helps her provide better stuff for her daycare without high prices. She advised she's never seen garbage in her yard and she appreciate how much she does for the community and donations. She also supports another local Dorr owned business – GRP.
Jay Martin – a) Do you have any idea on how this will affect her taxes? B) What happens if a second person wants to come in and do the exact same thing and is not as conscientious?
a) Jason was unsure and deferred to the assessor regarding tax
b) Dan Beute advised they would go through the same process and conditions can be placed and if not met, the Zoning Administrator can exercise their power

Ms. Cassitty advises maybe she did get carried away last year and maybe 1 too many sales – maybe 5. She advised that safety and children is her number one and there were never any children in harm.
Donna Simons – 3 houses down. She advised she takes her grandson down and has never seen any danger with children
Pat Champion – The truth is there has been other concerns from people in back of Ranchero and the speed involved and about location. The other concern has been trash haulers complaining about access to trash because of cars in the road.
Kelli Peevy advised she doesn't live in the area and is a new customer from Grandville. Kelli advised that the applicant can't control the people coming to the sale and doesn't think the applicant should be held responsible for the actions of the people coming to the home.
Becky Norton on Jone Drive. As far as children, it's no different than going to somebody's party. She advised she thinks the applicant should be allowed to have her sales.
There was a question asked whether if cars are parked on both sides of the street a fire truck could get down the street. Fire Chief Fordham advised he hasn't been down the street when a sale occurs but he did advise there is a need to be able to get fire truck / ambulance / equipment through and that they will make a way if they have to.
Pat Champion advised people should be responsible for their kids but if something happens, people would turn to the Township with the blame for the liability in question. Dan Beute commented that a business owner would often carry business liability insurance to offer protection.
Tiffany Buskard – She advised she is directly behind Julie and went to every sale and not once was there cars on every side. If there was, they were pulled off to allow traffic.
Cher Reed – She advised she was the author of the earlier mentioned letter. She did have issues getting through last summer and was on the corner. She advised, however, that if the applicant is going to keep the parking in her yard and off the street it will probably be ok.
Ms. Cassety advised there is a ditch in road. Could that area also constitute parking? She advised she is willing to do whatever it takes to accomplish more parking.
Another person commented – could Studio 18 allow more sales?

Public Comments closed at 8.43pm

Brian Boot asked if along the street parking is generally allowed. Jason advised that it is. Brian confirmed you can't park in a traffic lane and the edge of the pavement is likely the edge of traffic lane.

Dan Beute asked if there is a standard dumpster. She advised she has 2.
Larry Dolegowski asked how many pallets she goes through. Ms. Cassetty does about 1 pallet per week.

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Brian Boot asked how she gets the pallet. Her husband goes with her and they strap them into truck and take them back.
Asked about format of sale. She has a Facebook group page of friends and neighbors and this has grown organically. Most of what she does is online but sales are to clean out the garage. Online sales are via pickup area in secluded location. Many of her customers are well-known friends. She is very particular as to who she invites to her group page.
Dan asked about someone who ran off with some stuff as reported an a Dorr Informed Facebook page. She confirmed that happened and that was improper vetting by her husband.

If there was growth to the extent parking were no longer sufficient, likely would need to find retail space. Right now there is quite a bit of overhead to do that and not enough sales to cover it.

The applicant was asked about hours of operation. She typically starts at 9am and typically no one picks up at the same time. She is usually closed on Sundays. Monday through Saturday from 9am to 7pm, she is available to set things out.
Bob Wagner asked if we want to put time limit or days per week.
Ms. Cassetty advised she would typically have main sales on Friday and Saturday and maybe some on Thursday.

She would want maybe up to 6 sales per year. She might do a Christmas Pop up sale that is by appointment only. May through October – Thursday, Friday, Saturday

Brian Boot advised he thinks it is a wonderful concept. He commented that in the future she may want to do 6 sales instead of 5 so we should be cautious with restrictions so she doesn't have to pay money to amend the special use permit, if obtained.

Jason Derry with PCI laid out a potential framework:
Jason compared the business to a garage sale and discussed the limits other communities put on garage sales as a framework for looking at this. Other communities regulate the frequency and consecutive days and he provided several examples of different communities.

There was a general discussion of potential conditions and the following were generally agreed on as valuable:

- A 6 month time window from May through October and also December and a total number of sales not to exceed 13 per year.
- No more than three consecutive days
- Hours of operation are from dawn to dusk or until 7pm, whichever is later
- Merchandise is adequately screened
- Parking needs to be off the street and not blocking roadways

There was a discussion of signage but there was comment that that was regulated elsewhere and faces numerous case law issues to impose.

Findings of Fact were reviewed and there were no issues of concern.

Bob Wagner made a motion to approve the special use permit with the following conditions.

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- A 6 month time window from May through October and also December and a total number of sales not to exceed 13 per year.
- No more than three consecutive days
- Hours of operation are from dawn to dusk or until 7pm, whichever is later
- Merchandise is adequately screened
- Parking needs to be off the street and not blocking roadways

Dan Weber supported the motion. A roll call vote was taken. The motion passed unanimously.
Motion to approve special use permit with the following conditions:

- The sales will take place within a 6 month time window from May through October, and also on December with a total number of sales not exceeding 13 per year. The sales will take place no more than 3 consecutive days and the hours of operation

9. Old Business – none

10. Public Comment

Kathy Van Der Heide asked if there had been any updates regarding Microsoft as that property is near hers. Jason Derry advised there have not been any public meetings so far. Microsoft has met with PCI, the Road Commission, and the Drain Commission so far but these have been consultation meetings and no open meetings have taken place yet. He advised there had been an initial diagram but then some later offers from hold out property's that brought about a potential redesign of these plans. There may be some approvals in the next year and building into 2027, but nothing is solidified.

11. Commissioner Comments
- Larry Dolegowski asked about the pole barn near Jody Schaendorf's property and if anything was going on there. It was confirmed they are working on it.
- Bob Wagner advised he would like to see a Township Ordinance regarding odd/even parking during the winter months in subdivisions. Jason Derry advised that is a police power ordinance but we could make a recommendation to the township board.

Bob Wagner made a motion to recommend to the Township Board that there be odd / even parking during the months of November through March in subdivisions. Dan Beute was second to the motion. A voice vote was taken and it passed unanimously.
Larry Dolegowski asked about the intersection of 142nd and 131 and a traffic study. The last traffic study was done in 2023 and there was advice that nothing further was needed. This is something the Township Board initiates.
Larry Dolegowski made a motion to recommend that the Township Board seeks a traffic study at the bridge of the intersection of 142nd and US 131 as well as at the 4 corners in Dorr at 18th Street and 142nd. Jody Schaendorf was second to the motion. Voice vote taken and passed unanimously.

12. Adjournment

Brian Boot motioned to adjourn with support by Jody Schaendorf. Voice vote. Motion carried.

Adjournment Time: 9.35 pm

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Minutes completed by Rich Osbun, Recording Secretary

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Dorr Township Planning Commission
Meeting Minutes, May 20, 2025

1. Call to order

Dan Beute called the meeting to order

2. Pledge of Allegiance

3. Roll Call
Present: Dan Beute, Rich Osbun, Dan Weber, Jody Schaendorf, Larry Dolegowski, Bob Wagner, Brian Boot
Absent: none
Guests: multiple in attendance – sign in sheet

4. Approval of April 15, 2025 regular meeting minutes
Larry Dolegowski made a motion to table the minutes approval until next meeting. Second by Jody Schaendorf. Voice vote. All approved
The reason for tabling is that the minutes had not been printed off due to the office move of the Township.

5. Changes or additions to the agenda - none

6. Public comments – None

7. Inquiry of Conflict of Interest
There was no declared conflict of interest

8. Old Business
1) Public Hearing continued – Special Use Application from Austin Naber, owner of 1265 138th Ave., also known as Permanent Parcel Number 03-05-025-022-10, to establish a private road within the RE – Rural Estates District, subject to Section 4.16 of the Dorr Township Zoning Ordinance. Matter was tabled on April15, 2025, meeting.

Brian Boot moved to take the hearing off the table. Second by Bob Wagner. Voice vote and all approved.

The applicant did not have anything to add in regard to the proposal but stated he would be happy to answer questions.

Jason Derry with PCI provided a summary of updates. He advised the additional information requested prior has now been provided by the applicant and there is nothing outstanding.

Jason reviewed the survey that came before and in addition the engineered plan that features the construction scheduled, cross section, grade and more. There are still some things that need to be addressed to meet standards of the Township but unlikely that they will be things that need postponement.

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Jason noted some typos on the engineered plan. There is a project narrative in the corner that speaks to a previous / separate plan. The plan doesn't feature a stop sign which is an easy fix to make. There is a cross section shown but thinner than ordinance requires – ordinances requires 24 feet. Jason thinks the design is to accommodate a proposed drainage ditch. The road is proposed to be sloped to the east.

The easement for the location of the road hasn't been changed and some changes are needed there as well.

The large outstanding question last time was whether the road would have significant effects on drainage to the nearby property. A drainage ditch has been added to accommodate that and the significant question is whether that would address that concern.

Public Comment was opened at approximately at 7.08pm.
Austin Naber (applicant) commented that he spoke to his engineer and he is going to make the changes outlined by Jason.

Dan Beute advised his question to Mr. Derry is whether the Allegan County Drain Commission would have any jurisdiction over this. Answer previous was that they would not with private roads. Dan wondered if that would change if this now includes a drainage ditch. Jason said it is not a requirement but can be requested.
Brian Boot clarified that the drainage ditch runs North South.

There was a question about the drainage ditch depth from the audience. It will be 12" ditch and run alongside the road. Water will drain into the ditch. The topography goes North and so it will catch extra water and leech into the ground. The ditch will not drain into anything specific but will catch extra water which will leech into the ground in the ditch itself.

Dan Beute asks for possible condition of Allegan County Drain Commission looking at it.

Austin Naber (applicant) commented that the Drain Commission was over there with other neighbors and advised it was out of his hands.

Ken Christman advised there is a Cattlemen 2 drain also that goes across the road but there's no way that the water can get to it. He didn't even know at the time that there was a Cattleman drain there.
Brian Boot commented that is not part of the discussion here tonight. There was clarification that that is between the owners and the Drain Commission.

Public Comment was closed at 7.19pm ET.

There was general discussion that we could make a list of what the engineer needs to correct and can be approved administratively if the motion moves forward. The list of conditions are as follows:
*The Roadway Maintenance Agreement needs to list Dorr Township instead of Salem Township
*In the Roadway Maintenance Agreement, the benefited parcels should say B instead of A
*Travel lane width should be corrected per the ordinance
*Road name needs to be added
*Stop sign needs to be added
*The project narrative needs to be corrected or removed to to reflect just parcels A and B
*Asking the Allegan County Drain Commission to look at it if it falls within their purview

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Bob Wagner made a motion to approve this subject to the conditions / corrections outlined prior. Dan Weber seconded the motion.

There was discussion of Findings of Fact per Section 4.32. Special land use; general standards, before any vote took place.
(a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof. – Complies
(b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation. – complies
(c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services - complies
(d) The special land use must not have an adverse effect on the need and demand for other public services. - complies
(e) The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties. - complies
(f) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare." – complies

There was no further discussion. Rich Osbun read aloud the motion along with the conditions.

Roll call vote was taken. All voted in favor. The special use was approved.

9. New Business
1) Preliminary Review of an application from Brain DeSmidt of Why Knott Ventures for a proposed site condominium development off the south end of Radstock consisting of 20 single family dwellings.

Brian Desmidt presented along with engineer. Currently this is vacant land with Ranchero Estates wrapped around it. The lot sizes in the plan they have are much bigger than required by Dorr Township. It will be a Site Condo private road serviced by well and septic. It is very sandy and drains very well. They had perk tests for storm water and it passed. They spoke to the neighbors and there wasn't real conflict except some resistant to change. It fits guidelines and Master Plan. It seems to be a great addition for an infill. It's not very efficient for farming.

Jason Derry with PCI provided the following summary. He advised that this first step is to introduce the Planning Commission to the idea and see if they have any tacit knowledge in regard to that area. The next step would be preliminary step and would be a public hearing. Jason advised this is the last carve out of B estates. He advised that stub roads are unclear at this point. Larry Dolegowski pointed out that there are stub roads but may be grown over by nearby property owners and could likely be found on original Radstock Platte plans.

Jason advised Dorr has requirement that lots can't be more than 2x longer than they are wide and the lots in this plan do not conform. Jason advised that the Township has police power authority to still approve this. There are other ways of addressing this as well. Jason also advised that sidewalks would also need to be added and are required per Dorr Township ordinance.

Jason also advised there is a retention pond on the West end.

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Audience asked question of whether these are going to be condos or houses. Jason advised condo is a legal description and these will be single family homes.
Are they going to have their own septic and where is the water coming from? It's septic systems and private wells. Audience member advised she butts up to the proposed property and when cutting (farming) is done and it rains hard, it drains onto property. My concern is when they stir up all that land, she is worried water will flood into the yard.

The engineer advised the plan is designed to catch and manage for 100 year flood plan.

Another question was asked regarding flooding in her front yard. The engineer advised that the design should actually make the water flow better. There was also a concern as to whether the sidewalks would raise their taxes down the road. That could not be specifically answered but there was discussion of no known sidewalk millage.

Fire Chief asked what the turning radius is at the end of the road. It is 40' across. He advised it is acceptable for their smaller engine.

There was another question about trees and if they would stay there. The applicant stated they hoped to preserve as many trees as they can.

Larry Dolegowski commented that the public would received notice of the public hearing.

There was inquiry on the size of the homes. They anticipate yhe homes will be 1200-1600 square foot.

Brian DeSmidt advised he was out there with the Health Department and everything perked beautifully and there was very well draining soil.

They are hoping to have public hearing next month.

Audience asked if they have any idea of builder. Brian's business partner is Bob Knott who is local to Dorr and is going to be the builder.

It was clarified that the next meeting will be here in this building.

The potential applicant advised the lots currently have a 2.5 to 1 depth to width ratio. Moving into step 2, they asked whether the Planning Commission would you require us to change that ration to conform with the ordinance or would it be ok to maintain the current ratio. It was advised that we could recommend that but ultimately it would be up to the Township Board. There was comment by the applicant that if they had to change to conform the ratio, they made need to change the number of lots from the proposed 20 to 36 lots.

2) Whether to renew membership to Michigan Association of Planning.
Bob Wagner made a motion to renew the membership for $775 for the year. Larry Dolegowski second. Voice vote and all approved.

10. Public Comment

DRAFT

Audience member advised that with the recent storm, their subdivision was hit pretty hard. Is there anywhere to take debris. There was recommendation to call the Township Supervisor to see if they have anything in the works.

11. Commissioner Comments

Larry commented on cable / lights at US 131 and 142nd and light as we just spoke about this last meeting.

Rich asked about possibility of trash voucher system with Kent County Landfill since we have worked with them so much in their recent expansion. It was advised that this is something the Township would need to look into.

Dan Beute asked Jason Derry if Dorr Dentistry is ready to open. They did request occupancy. They did ask if they could keep the old building and rent it out. Jason commented that in general he would rather there be more business opportunities so he is in favor of allowing rental of old building.

Dan asked about toy place near Pine Hill (Curious Minds). Jason thinks they are about done. Larry commented they haven't cleaned up brush pile. They have landscaping to do. Jason is going to check with Kurt and get back to us regarding. They were also supposed to remove the storage containers. (comment from Pat Champion in audience). There was also a discussion of the fencing erected.

12. Adjournment

Bob Wagner motioned to adjourn with support by Brian Boot. Voice vote. Motion carried.

Adjournment Time: 8.11pm

Minutes completed by Rich Osbun, Recording Secretary

DRAFT

PCI PROFESSIONAL CODE INSPECTIONS

1575 142nd Ave, Dorr, MI 49323
Ph: (616) 877-2000 Fax: (616) 877-4455
www.pcimi.com

MEMORANDUM

TO: Dorr Township Planning Commission

FROM: Jason Derry, AICP, Zoning Administrator

DATE: June 4, 2025

RE: **Why Knott Ventures, LLC – Site Condominium – "Step II"**

PACKET CONTENTS

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The Planning Commission is scheduled to hear a request from Brian DeSmit of Why Knott Ventures, owner, for a step II preliminary review of a proposed site condominium development.

GENERAL OVERVIEW

Property Information

The unaddressed property also known as permanent parcel number 03-05-025-022-10, is located in an undeveloped pocket surrounded by subdivisions to the north, south and west, and comprises approximately 17.91 acres with connection to the south end of Radstock. It is currently zoned and surrounded by parcels zoned B-1 Residential.

Request Information

Last month, the Planning Commission completed "Step I" of three steps regarding site condominium approval. This month, it is tasked with completing "Step II", in which the details of the Ordinance are analyzed for compliance and recommendations on requirements and waivers are made for the Township Board. After this step, the request will go to the Township Board for actual approval or denial.

Information provided by Applicant

The applicant has provided a completed application for special use permit, a survey, plans prepared by a licensed engineer, and a draft road maintenance agreement. A draft Master deed and outside agency approvals will be required for the next step, however for this preliminary meeting it is not yet required.



Permanent Parcel 03-05-022-005-10 (Allegan County Parcel Viewer, 2023)

RELEVANT LANGUAGE

Section 14B.06. Preliminary Discussion and Sketch Plan [i.e. "Step I"]

"Prior to formal application, a sketch plan shall be submitted and a preapplication conference may be requested by the developer to provide guidelines for the developer concerning development policies of the Township, to acquaint the developer with the procedures and requirements of the Township Board and Planning Commission and to provide the Planning Commission and other affected agencies with general information concerning the proposed development. Acceptance of the sketch plan does not constitute or assure acceptance of the preliminary plan."

Findings: The Planning Commission completed "Step I" at last month's meeting. The application is now ready for review under "Step II" below.

Section 14B.08. Project Plan Layout and Design Standards [i.e. "Step II"]

"Both Preliminary and Final Site Condominium Project Plans shall be reviewed for their conformance to the following layout and design standards, and any other improvements required by this section.

*(1) All Site Condominium Project Plans shall be prepared in accordance with the **Subdivision Design Standards** found in 270.070, Article IV, and 270.100, Article V of the Dorr Township Subdivision Ordinance, as they may be from time to time amended, which are hereby incorporated by reference.*

Findings: Subdivision Design Standards are reviewed and included in full after this section.

(2) All public streets in a Site Condominium project shall be constructed to the standards of the Allegan County Road Commission, including an asphalt road surface.

(3) Exceptions. Exceptions to conformance of Site Condominium Project Plans with the Subdivision Design Standards are:

(a) Private streets. Private streets are permitted within a Site Condominium Project. All private streets in a Site Condominium Project shall be developed to the minimum design, construction, inspection, approval and maintenance requirements as provided by Section Sec. 4.16 [300.206], of this Ordinance, except that such streets shall not require a Special Use Permit. All private streets in a Site Condominium Project shall be constructed to the standards of the Allegan County Road Commission, including an asphalt road surface.

Findings: Proposed road is to be private. Submitted plans indicate this road to meet the design requirements of Section 4.16 "Private Streets" herein. A master deed will be required for the development which will include all the content to be found in a maintenance agreement. That will be reviewed prior to final approval for compliance with the Ordinance.

(b) Other exceptions to the Subdivision Design Standards may be allowed by the Planning Commission when the Subdivision Design Standards are determined to be either inapplicable or impracticable due to characteristics inherent to the Site Condominium Project, such as private roads, limited and general common elements, and other characteristics which may be unique to a Site Condominium Project but not to a traditional subdivision developed under the State of Michigan Subdivision Control Act.

When considering exceptions to the Subdivision Design Standards, the Planning Commission shall consider the following criteria.

i. Size of project.

ii. Location of project.

iii. Adjacent land uses.

iv. Proximity to other uses.

v. Natural features on the site.

vi. Long term impacts of exceptions to Subdivision Design Standards.

vii. Long term benefits of imposing Subdivision Design Standards."

Findings: At last month's "Step I" review meeting, I erroneously stated that only the Township Board could waive requirements within the Subdivision Design Standards because it is a *police power ordinance* and not part of the *zoning ordinance*. However, the above section indicates that the Planning Commission does in fact have the authority to waive requirements as granted by this part of the Zoning Ordinance. Final approval must still be granted by the Board, however, so all you are really doing is *recommending* things to be waived by the Township Board.

— SUBDIVISION DESIGN STANDARDS

Section 4.1. Streets and Roads.

Last month, Lori provided an abridged summary of this section. For "Step II", a complete analysis has been performed.

"The provisions of this Ordinance shall be the minimum Township requirements for streets, roads and intersections. In the event that any other public agencies having jurisdiction shall adopt any statutes, ordinances, rules or regulations imposing additional, different, or more stringent requirements, the terms of such statutes, ordinances, rules or regulations shall govern.

(1) ***Street location and arrangement.*** *When a major Thoroughfare Plan has been adopted, subdivision streets shall generally conform to the adopted plan.*

(2) ***Minor streets.*** *Such streets shall be so arranged as to discourage their use by through traffic.*

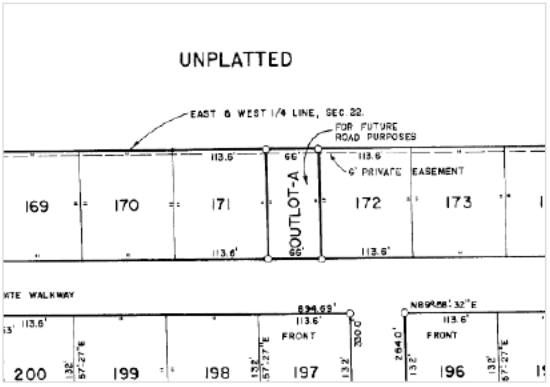
Findings: The proposed street dead ends in a cul-de-sac. The Planning Commission may find the above standards have been met.

(3) ***Street continuation and extension.*** *The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.*

(4) ***Stub streets.*** *Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent areas. Stub streets shall be subject to the requirements of Section 4.7, Paragraph 2) b.*

Findings: The north-south part of the proposed road abuts the east property line. This may provide ample opportunities for future expansion to the east toward 14th Street.

Additionally, Margaret Drive contains the "Outlot A" to the south, a 66-foot stub road that is part of the publicly owned road right-of-way network. Should the Planning Commission be inclined, it may require the proposed road to connect to the existing Outlot A stub road.





Above: Subject site and "Outlot A", per the Allegan County Parcel Viewer, 2023.

Left: "Outlot A" deemed a stub road per original 1970 Ranchero Estates No. 5 plat.

(5) ***Relation to topography.*** *Streets shall be arranged in proper relation to topography so as to result in usable lots, safe streets, and reasonable gradients.*

Findings: The proposed street is graded toward a planned retention pond to the west. Street design is a simple right-angle turn.

(6) ***Alleys.*** *Alleys shall not be permitted in areas of detached single or two-family residences. Alleys shall be provided in multiple-family, commercial, or industrial subdivisions unless other provisions are made for service access, off-street loading, and parking. Dead end alleys shall be prohibited.*

Findings: No alleys are proposed. Although, in my professional opinion, this prohibition on alleys seems arbitrarily limiting. There are instances where alleys can provide valuable connective thoroughfares for pedestrians or rear site access to keep cars off main streets.

(7) ***Marginal access street.*** Not applicable. Proposed development does not abut an arterial street.

(8) ***Dead-end streets.*** *Permanent dead-end streets are prohibited unless approved by the Township Board and the Allegan County Road Commission. Dead-end streets may be allowed in those cases where no alternative design solution is feasible.*

Findings: While the decision to approve or deny the design is ultimately the Board's, the Planning Commission may make a recommendation either way. The Planning Commission may also wish to consider "Outlot A" as mentioned above.

- The Planning Commission may wish to determine whether any **alternative design solution (regarding dead-end streets) is feasible**. If not, the Planning Commission should record their evidence for such.

(9) ***Cul-de-sac streets.*** *Where allowed all temporary and permanent dead-end streets shall be provided with cul-de-sacs (turn-arounds) at their termini. Temporary turn-arounds shall be provided at the termini of streets where a future extension is contemplated. Temporary turn-arounds need not be a part of the dedicated right-of-way; however, easements must be furnished to the Allegan County Road Commission for their use.*

Cul-de-sacs shall not be more than seven times the average lot width in length. Cul-de-sacs shall have a minimum radius of 50 feet for right-of-way and 35 feet for pavement.

Findings: The dead end street proposed features a permanent cul-de-sac. The average width of all proposed lots is 115 feet. 115 feet * 7 = 805 feet. The proposed road is 1,162.6 feet or 357.6 feet over this limit. A connection via "Outlot A" would likely bring the remaining dead-end street into compliance. Otherwise, the Planning Commission may consider recommending the Board recommend waiving this requirement.

- The Planning Commission may wish to determine whether to recommend **compliance with the dead-end street length requirement** or **recommend waiving it**.

The cul-de-sac proposed has a right-of-way radius of sixty (60) feet and travel lane radius of forty (40) feet. The Planning Commission may find these standards have been met.

(10) ***Half-streets.*** Not applicable. No half-streets proposed.

(11) ***Private streets.*** Not applicable. Prohibition of private streets explicitly nullified by Chapter 14B of the Zoning Ordinance when considering site condominiums.

(12) ***Street rights-of-way and roadway widths.*** *Street and road rights-of-way and roadway widths shall conform to the adopted Major Thoroughfare Plan and the rules of the Allegan County Road Commission and the Michigan State Department of State Highways and Transportation.*

Street Types	**Right-of-Way Widths**
Arterial (Major or Minor County Primary)	100 - 175 feet
Collector (Major or Minor County Primary)	86 - 100 feet
Other:	
Quarter line (¼) and section line road	86 - 100 feet
Minor or Local (Subdivision Streets)	**66 feet**

Findings: The proposed road right-of-way is sixty-six (66)-feet wide. The Planning Commission may find this standard has been met.

(13) ***Street gradients.***

(a) ***Maximum grades.*** *Street grades on centerline shall not exceed five (5%) percent on either minor streets or collector streets.*

(b) ***Minimum grades.*** *No street grade shall be less than zero point five (0.5%) percent.*

(c) ***Ditch grades.*** *In general, ditch grades shall be the same as the centerline street grade.*

Findings: The proposed grade has a total range from 0.6% (near the cul-de-sac) to 2.5% (near the beginning). The Planning Commission may find these standards have been met.

(14) ***Street alignment.***

(a) ***Horizontal alignment.*** *Horizontal curves shall be used, as practical, at all changes in direction of the centerline of a continuous street. When street lines deflect from each other by more than ten degrees in alignment, the centerlines shall be connected by a curve with a minimum radius of 500 feet for arterial streets, 350 feet for collector*

streets and minor streets. Between reverse curves, on minor streets, there shall be a minimum tangent distance of 100 feet, and on collector and arterial streets, 200 feet.

(b) ***Vertical alignment.*** *Vertical curves shall be used at all changes in grade. The minimum vertical sight distances shall be 500 feet. Proposed platted streets that intersect with existing through streets shall also be so located that a minimum of 500 feet vertical sight distance is provided for both streets.*

Findings: The proposed road has one turn. Likewise, its grade profile is well within the accepted range listed above. Therefore, no sight distances are obstructed and no extreme grade changes requiring regulated curvatures are required. The Planning Commission may find these standards have been met.

(15) ***Street names.*** *Street names shall not duplicate any existing street name in the County except where a new street is a continuation of an existing street of the same name.*

(a) Any street name which is spelled differently but sounds the same as an existing street name in the county is prohibited.

(b) All new streets shall be named as follows: Streets with predominant north-south directions shall be named "Street" or "Roads"; streets with predominant east-west direction shall be named "Avenue"; meandering streets shall be named "Drive", "Lane", "Path", or "Trail", and cul-de-sacs shall be named "Circle", "Court", "Way", or "Place".

Findings: The private road may simply be called Radstock Drive as indicated on the engineered plans. The sample maintenance agreement currently has no name listed. Either way, the proposed road name will be under the jurisdiction of the Road Commission, who will ensure it does not conflict with any other independent roads.

(16) ***Outlots.*** *Outlots which are to become the right-of-way for future streets must be described as such on the plat.*

Findings: No outlots are currently proposed.

(17) ***Second street access required.*** *A public or private road or interconnected public or private road system shall not serve more than 50 residential lots, or dwelling units, unless a second means of access is provided for the subdivision. This second access shall meet the minimum standards of this Section.*

(a) However, the Planning Commission may recommend and the Township Board may require more than two means of access in order to ensure adequate emergency access and to allow for more efficient and even distribution of traffic within the subdivision.

(b) In considering whether to require more than two means of access to a subdivision, the Commission and Board shall consider the following:

(i) The number of lots within the proposed subdivision.

(ii) The likelihood that the subdivision will have a street connection to a future subdivision which may provide for another access point.

(iii) The length of the proposed street system within the subdivision.

(iv) The design of the proposed subdivision street system.

Findings: The proposed road is to serve twenty (20) houses. This section does not currently apply.

(18) ***Minimum distance between access streets.*** *A street which provides access to and from a subdivision shall be located not less than 250 feet from the nearest public or private street which intersects with the same collector or arterial street, whether or not said nearest street is located in the subdivision for which approval is requested. This minimum distance, which is intended to minimize hazards caused by turning movements of vehicles, shall be measured along the right of way of the collector or arterial street between the center lines of the intersecting streets."*

Findings: The proposed road connects to the existing public Radstock Drive. The Planning Commission may find this standard has been met.

Section 4.2. Intersections.

(1) ***"Angle of intersections.*** *Streets shall intersect at 90 degrees or as closely thereto as practical. In no event shall the angle of intersection be less than 80 degrees.*

(2) ***Sight triangles.*** *Minimum clear sight distance at all minor street intersections shall permit vehicles to be visible to the driver of another vehicle when each is 125 feet from the center of the intersection. No fence, wall, embankment, structure, sign, or planting shall obstruct vision in this area.*

(3) ***Number of streets.*** *No more than two streets shall meet at any one intersection.*

(4) ***"T" Intersections.*** *"T" type intersections shall be used where practical at intersections of minor streets with any street.*

(5) ***Centerline offsets.*** *Slight jogs at intersections shall be eliminated where practical. Where such jogs cannot be practically avoided, street centerlines shall be offset by a distance of 125 feet or more.*

(6) ***Vertical alignment of intersection.*** *A nearly flat grade with appropriate drainage slopes is required within intersections. This flat section shall be carried back a minimum of 50 feet each way from the intersection. An allowance of two percent minimum intersection grade in rolling and four percent in hilly terrain will be permitted."*

Findings: The proposal is currently a single road with a perfect ninety (90°)-degree turn. The Planning Commission may find these standards have been met.

Section 4.3. Pedestrianways.

(1) ***"Crosswalks.*** *Right-of-way for pedestrian crosswalks in the middle of long blocks shall be provided where necessary to obtain convenient pedestrian circulation to schools, parks, shopping areas, other activity centers. Such pedestrian right-of-way shall be at least ten feet wide and extend entirely through the block.*

Findings: Given the current dead-end design of the proposed street, the Planning Commission may find this requirement does not apply.

(2) ***Sidewalks.***

(a) *All sidewalks shall be constructed to grade and width established by existing adjoining sidewalks or, in the absence of the foregoing, by the building inspector, and shall be paved with a single course of concrete having a compressive strength of not less than three thousand five hundred (3,500) pounds per square inch within twenty-eight (28) days of construction.*

(b) *All sidewalks shall be at least five (5) feet in width but wider sidewalks may be required by the building inspector if the density and development of the area indicates the desirability of such wider sidewalks.*

(c) *The concrete shall be least four (4) inches in depth, except across driveways, where such thickness shall be increased to six (6) inches. Paving joints shall be true to line and grade at intervals consistent with adjoining or abutting sidewalks. One-inch expansion joints shall be placed throughout the sidewalk at least every fifty (50) feet and between sidewalks and other rigid structures.*

(d) *Concrete sidewalks at least five (5) feet wide and four (4) inches thick are required on both sides of all streets and stub streets without exception including adjacent to all cul-de-sacs.*

Findings: The current proposal does not include sidewalks.

- Applicant should submit **revised plan with sidewalks** as required herein.

(e) *All sidewalks shall incorporate dub-downs also known as "handicapped sidewalk curb cuts" from the curb to the intersection of the sidewalk.*

(f) *Permits for construction of sidewalks shall be obtained from the Building Inspector for Dorr Township and sidewalks shall be built to meet or exceed the requirements contained in this ordinance and in any other applicable township ordinance or statute.*

(g) *The surface of all sidewalks shall be roughened with a mechanic's brush to prevent smooth and slippery surfaces."*

Section 4.4. Easements.

(1) ***"Easement location.*** *Easements shall be provided along front or rear lot lines for utilities and also along side lot lines when necessary. The total width shall not be less than six feet along each lot, or a total of 12 feet for adjoining lots except in the case of those lots included within the provisions of Section 4.6 6) hereafter.*

Findings: Utility easements not explicitly illustrated. However, these will likely be included within the Master Deed.

(2) ***Drainageway."*** Not applicable. No existing waterways cross the subject site.

Section 4.5. Blocks.

(1) ***"Arrangements.*** *A block shall be designed to provide two tiers of lots, except in those cases where lots back onto an arterial street, natural feature or subdivision boundary.*

Findings: The Planning Commission may find this standard has been met.

(2) ***Minimum length.*** *Blocks shall not be less than 500 feet long from center of street to center of street.*

(3) ***Maximum length.*** *The maximum length allowed for residential blocks shall be 1,000 feet long from center of street to center of street."*

Findings: The proposed road is 866.7 feet long. The Planning Commission may find these standards have been met.

Section 4.6. Lots.

(1) ***"Conform to zoning.*** *The lot width, depth, building setback line, and area shall not be less than the particular district requirements of the Township Zoning Ordinance, as amended, except where outlots are provided for some permitted purpose.*

Findings: The subject parcel is zoned B-1 Residential. The minimum required width is 100 feet and the minimum required area for single-family dwellings on private septic systems is 15,000 square feet.

(2) ***Lot lines.*** *Side lot lines shall be as close to right angles to straight streets and radial to curve streets as practical.*

Findings: The Planning Commission may find this standard has been met.

(3) ***Width related to length.*** *The depth of a lot shall not exceed two and one-half times the width as measured at the building line.*

Findings: Most of the proposed parcels do not meet this standard. The typical 299'x105' design used with lots 13 through 20 do not meet this requirement as their length is about 2.85 times the width (36.5 feet over the limit). However, since the proposed lots appear to have ample building envelopes and the limitation described herein appears somewhat arbitrary, the Planning Commission may wish to recommend waiving this requirement to the Township Board.

- The Planning Commission may wish to determine whether to recommend **waiving the requirement on length-to-width lot ratios** to the Township Board.

(4) ***Corner lots.*** *Corner lots shall have sufficient width so as to permit appropriate building setback from both streets or orientation to both streets. Lots abutting a pedestrian midblock crosswalk shall be treated as corner lots.*

Findings: The Planning Commission may find this standard has been met.

(5) ***Uninhabitable areas.*** Not applicable. Subject site not identified as uninhabitable during "Step I."

(6) ***Back-up-lots.*** Not applicable. No such scenarios proposed.

(7) ***Double frontage lots.*** Not applicable. No double-frontage lots proposed.

(8) ***Lot frontage.*** *All lots shall front upon a publicly dedicated street.*

Findings: The Planning Commission may find this standard has been met.

(9) ***Future arrangements.*** *Where parcels of land are subdivided into unusually large lots (such as when large lots are required for septic tank operations), the parcels shall be divided, where feasible, so as to allow for resubdividing into smaller parcels in a logical fashion. Lot arrangements shall allow for the ultimate extension of adjacent streets through the middle of wide blocks. Whenever future resubdividing or lot splitting is to be undertaken, the plan therefor shall first be approved by the Planning Commission prior to submission to the Township Board for approval pursuant to Section 4.6 [270.076] 10) hereafter.*

Findings: The proposed lots are largely uniform in their width near the minimum required one hundred (100)-foot limitation. The Planning Commission may find this standard has been met.

(10) ***Lot division.*** Not applicable. Requirements for future division of subdivided lots.

(11) ***Division of unplatted parcel."*** Not applicable. Requirements for metes-and-bounds divisions.

Section 4.7. Planting strips and reserve strips.

(1) ***"Planting strips.*** Not applicable. Not adjacent to nonresidential use.

(2) ***Reserve strips.***

(a) ***Reserve strips—private.*** *Privately held reserve strips controlling access to streets shall be prohibited.*

(b) ***Reserve strips—public.*** *A one-foot reserve may be required to be placed at the end of "stub" or "dead-end" streets which terminate at subdivision boundaries and between half streets. These reserves may be deeded in fee simple to the Township for future street purposes."*

Findings: No stub streets are currently proposed. The Planning Commission may find these standards have been met.

Section 4.8. Public sites and open spaces.

(1) ***"Public uses.*** *When a General Development Plan has been adopted by the Township and a proposed park, playground, school or other public use shown on the General Development Plan is located in whole or in part within a proposed subdivision, a suitable area for this purpose may be dedicated to the public or reserved for public purchase.*

(2) *The Township Board may, at its option, at a later date, release any such reservation for public purchase on a showing that the lands in question are no longer needed or required for the public purpose or purposes indicated by the General Development Plan.*

(3) ***Natural features.*** *Existing natural features which add value to residential development and enhance the attractiveness of the community (such as trees, watercourses, historic spots, and similar irreplaceable assets) shall be preserved, insofar as possible, in the design of the subdivision."*

Findings: The Township has no overarching public sites planned for this subject site. Applicant has stated an intent to preserve as many of the remaining trees as possible, including leaving an approximate ten (10)-foot buffer in the rear of proposed lots wherever possible.

— SUBDIVISION IMPROVEMENTS

Section 5.2. Responsibility for plans.

(1) *It shall be the responsibility of the subdivider of every proposed subdivision to have prepared by a Registered Professional Engineer or a Registered Land Surveyor, a complete set of construction plans, including profiles, cross-section, specifications, and other supporting data, for the hereinafter required streets, utilities, storm drainage, and other facilities. Such construction plans shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the approving bodies listed in Article III, Section 3.3 and shall be prepared in accordance with the standards or specifications of the respective body.*

(2) *Upon completion of the required improvements, one complete copy of as-built engineering plans for each required public improvement shall be filed with the Township Clerk. Other requirements and procedures in the submittal of final plats shall be as provided in Section 3.3.*

Findings: Applicant has included sealed, engineered plans. The Planning Commission may find this standard has been met.

Section 5.3. Required improvements.

(1) *Every subdivider shall be required to install the following public and other improvements in accordance with the provisions of Section 5.3 a) through 5.3 n) of this Ordinance.*

(a) ***Monuments.*** *Monuments shall be set in accordance with the State Subdivision Control Act of 1967, Act No. 288 of the Public Acts of 1967, (Section 125) and the rules of the State Department of Treasury.*

(b) ***Streets, roads, and alleys.*** *All streets, roads, and alleys shall be constructed in accordance with the standards and specifications adopted by the Allegan County Road Commission.*

(c) ***Curbs and gutters.*** *Curbs and gutters may be required on all marginal access streets and minor streets and shall be constructed in accordance with the standards and specifications adopted by the Allegan County Road Commission.*

(d) ***Installation of public utilities.*** *All telephone and electrical utilities shall be installed underground. In addition, all public utilities and driveways shall be installed in accordance with the Subdivision Control Act and the rules of the Michigan Public Service Commission as amended.*

(e) ***Driveways.*** *All driveway openings in curbs shall be as specified by the Department of State Highways and Transportation on state and federal roads and as specified by the Allegan County Road Commission for all other roads in the Allegan Township.*

(f) ***Storm drainage.***

(i) *An adequate storm drainage system including necessary storm sewers, drain inlets, manholes, culverts, bridges, and other appurtenances, shall be required in all subdivisions. The requirements for each particular subdivision shall be established by the Allegan County Drain Commissioner.*

(ii) Construction of storm drainage systems shall be in accordance with the standards and specifications adopted by the Allegan County Drain Commissioner. All proposed storm drainage construction plans for the proposed plats shall be approved by the Allegan County Drain Commissioner.

(iii) The site shall be graded in accordance with the grading plan illustrated on the final preliminary plan.

*(g) **Water supply system.** A water supply system shall be provided by one or more of the following alternatives:*

(i) A water distribution system consisting of appropriate water distribution mains, fire hydrants, and other water system appurtenances shall be provided by the subdivider. This system shall meet all the requirements of Allegan County, the State of Michigan, Dorr Township and any water supplier with which the Township has contracted for water supply.

(1) If water transmission lines are adjacent to the subdivision, the water system provided by the subdivider shall be connected to such transmission lines by the subdivider.

(2) If water transmission lines are reasonably approximate to the subdivider, then the Township Board may, in its discretion, require the subdivider to participate in and share the cost of extending such transmission lines to the subdivision. After such extension is completed, the water system provided by the subdivider shall be connected to the water transmission lines by the subdivider.

(3) If water transmission lines are not adjacent to or going to be extended to the subdivision, then the water system shall be charged and capped in such reasonable manner as is satisfactory to the Township Engineer.

(ii) As an alternative, the water distribution system may, with approval of the Township Board after consultation with the Planning Commission, the Township Engineer, the Allegan County Health Department, be connected to a central well or wells to be provided by the subdivider. Such well or wells shall be in conformance with all requirements of Allegan County, the Michigan Department of Public Health and the Township. The Township may, at its option, choose to operate and maintain such system or, in the alternative, the Township can delay assuming operation and maintenance of such system until a later date. At such time as water transmission lines are adjacent to the subdivision, use of the central water system shall cease and terminate and connection shall be made forthwith to the water transmission lines at the expense of the subdivider.

(iii) If a central well or wells are not provided, then individual wells may be utilized, as long as they comply completely with all requirements of Allegan County, the State of Michigan, and Dorr Township.

(iv) If water transmission lines for a public water supply are not adjacent to or going to be extended to the subdivision, then the Township Board may, in its discretion, require that the subdivider execute an agreement agreeing to the imposition of a special assessment to cover the subdivision's share of the cost of providing the necessary public water facilities to extend a public water supply to the subdivision. Such agreement shall be prepared by the Township and shall be in such form as shall be necessary, in the reasonable opinion of the Township attorney, to effectuate the purposes of this provision.

Findings: The applicant has proposed private wells and septic tanks. Preliminary contact with the Allegan County Health Department has determined that this method will be feasible at the site.

Should the Planning Commission be inclined to agree, they may find this standard has been met.

*(h) **Sanitary sewer system.** A sanitary sewer system, or septic tank shall be provided by one or more of the following alternatives:*

(i) When connection to a public sanitary sewer system is probable within a reasonable period of time, a sanitary sewer system consisting of appropriate sewer lines, lift stations, and other sanitary sewer system appurtenances shall be provided by the subdivider. This system shall meet all requirements of Allegan County, the State of Michigan, Dorr Township and any agency with which the Township has contracted for the treatment and disposal of its sewage.

(1) If sanitary sewer transmission lines are adjacent to the subdivision, the sanitary sewer system provided by the subdivider shall be connected to such transmission lines by the subdivider.

(2) If sanitary sewer transmission lines are reasonably proximate to the subdivision, then the Township Board may, in its discretion, require the subdivider to participate in and share the cost of extending such transmission lines to the subdivision. After such extension is completed, the sanitary sewer system provided by the subdivider shall be connected to the sanitary sewer transmission lines by the subdivider. If sanitary sewer transmission lines are not adjacent to or going to be extended to the subdivision, then the sanitary sewer system provided by the

subdivider shall be capped in such reasonable manner as is satisfactory to the Township Engineer.

(ii) As an alternative, the sanitary sewer line system may, with the approval of the Township Board after consultation with the Planning Commission, the Township Engineer, and Allegan County Health Department, be connected to a central sewage disposal system to be provided by the subdivider.

Such central sewage disposal system shall be in conformance with all requirements of Allegan County, the State of Michigan, and the Dorr Township. The Township may, at its option, choose to operate and maintain such system or, in the alternative, the Township can delay assuming operation and maintenance of such system until a later date. At such time as sanitary sewer transmission lines are adjacent to the subdivision, use of the central sewage system shall cease and terminate and connection shall be made forthwith to such transmission lines at the expense of the subdivider.

(iii) If a central sewage disposal system is not provided, then septic tanks and disposal fields may be utilized so long as they comply completely with all requirements of Allegan County, the State of Michigan and Dorr Township.

(iv) If sanitary sewer transmission lines are not adjacent to or going to be extended to the subdivision, then the Township Board may, in its discretion, require that the subdivider execute an agreement agreeing to the imposition of a special assessment to cover the subdivision's share of the cost of providing the necessary public sanitary sewer facilities to extend public sanitary sewer service to the subdivision. Such agreement shall be prepared by the Township and shall be in such form as shall be necessary, in the reasonable opinion of the Township attorney, to effectuate the purposes of this provision.

(v) When connection to a public sanitary sewer is not probable within a reasonable period of time, then septic tanks and disposal fields may be utilized as long as they comply completely with all requirements of Allegan County, the State of Michigan, and Dorr Township. In such instance, the subdivider shall execute an agreement agreeing to the imposition of a special assessment to cover the cost of constructing appropriate sewer lines, lift stations and other sanitary sewer system appurtenances within the subdivision as well as the cost of providing the necessary public sanitary sewer facilities to extend public sanitary sewer service to the subdivision. Such agreement shall be prepared by the Township and shall be in such form as shall be necessary, in the reasonable opinion of the Township attorney, to effectuate the purposes of this provision.

Findings: As previously stated, the applicant has proposed private wells and septic tanks. Preliminary contact with the Allegan County Health Department has determined that this method will be feasible at the site.

Should the Planning Commission determine connection to a public sanitary sewer not probable within a reasonable amount of time, they may find this standard to be met. If they determine it is probable, they may apply the alternative requirements above.

*(i) **Street Name Signs.** Street name signs shall be installed in the appropriate locations at each street intersection in accordance with the requirements of the Allegan County Road Commission.*

Findings: Not currently shown on plan. However, since the road extends off Radstock, no street sign may be necessary.

*(j) **Sidewalks and crosswalks.***

(i) Where the average width of lots, as measured at the building setback line, is 100 feet or less, sidewalks shall be required on one side of the street. Sidewalks shall be required on both sides of the street where the density of development and the expected traffic volume may present a hazard to the safety of pedestrians. Where the average width of lots, as measured at the building setback line, is over 100 feet, sidewalks on the side may be required by the Township.

(ii) Crosswalks, when required by Section 4.3 [270.073] 1), shall have easements at least ten feet in width and include a paved walk at least five feet in width, located generally along the centerline of the easement, dedicated as a public pedestrian walkway.

(iii) Crosswalks shall be constructed in accordance with the standards and specifications adopted by the Allegan County Road Commission. Sidewalks shall be constructed as provided in Section 4.3 2) of this ordinance.

Findings: These sidewalk requirements are preempted by the requirement in Article IV which requires sidewalks on both sides of the street regardless of subdivision design.

*(k) **Street lighting.** Street lights shall be required to be installed every 500 feet and at all intersections in the subdivision. All such lighting shall comply with all applicable Township ordinances as well as the requirements of the public utility providing such lighting.*

Findings: No street lights are currently indicated. While the proposed street has no intersections, the total street length is 1,163 feet, requiring two (2) street lights.

- The Planning Commission may wish to determine whether to **require street lights** as required herein or **recommend waiving it**.

(l) ***Greenbelts.*** *Where it is generally necessary for the protection of residential properties to have greenbelts or landscaped screen plantings located between a residential development and adjacent major arterial streets, said greenbelts or landscaped screen plantings shall be provided.*

Findings: No greenbelts are currently proposed, though the applicant has verbally suggested an intent to maintain an approximate ten (10) feet of mature forestry at the rear of many lots. Nonetheless, the development is not adjacent to any major or arterial roads.

(m) ***Street trees.*** *Street trees of a variety and size in accordance with such standards as may be adopted by the Township may at the option of the developer be planted between the street curb and sidewalk. The location of street trees shall be approved by the Allegan County Road Commission.*

Findings: No street trees are currently proposed.

- The Planning Commission may wish to determine whether to **require street trees.**

(n) ***Traffic control signs.*** *Traffic control signs and/or warning devices shall be installed as may be determined necessary by the Allegan County Road Commission and the Michigan State Police.*

Findings: The Allegan County Road Commission will regulate traffic control signs. However, since the road extends off Radstock, no street sign may be necessary.

Section 5.4. Additional public improvements.

(1) ***Recreational.*** Not applicable. The subject site is not identified as a site for public improvement projects.

Section 5.5. Guarantee of completion of improvements required by the Township.

(1) ***Guarantee arrangements, exceptions.*** *The construction of all improvements required by this Ordinance shall be completed by the subdivider and approved by the Township Board prior to final plat approval. In lieu of the actual installation and approval of all public improvements required by this Ordinance prior to final plat approval, the Township Board may, in its discretion, for those requirements which are over and beyond the requirements of the Allegan County Road Commission, Allegan County Drain Commissioner, or any other agency responsible for the administration, operation and maintenance of the applicable public improvements, permit the subdivider to guarantee completion of such required improvements in one or a combination of the following arrangements. In each instance where the subdivider is to guarantee completion of required improvements, the Township and the subdivider shall enter into a written agreement specifying in detail the nature of the required improvements, the time in which these improvements are to be completed, provisions for checking or inspecting the construction of each such improvement to determine its conformity to the submitted construction plans and specifications, and the nature of the financial guarantee of performance which is to be provided by the subdivider for each such improvement. The Township Board may, on recommendation from the Planning Commission, waive financial guarantees of the completion of required improvements in the case of sidewalks, street lights, or street trees.*

(2) ***Financial guarantees.*** *Financial guarantees shall be provided in accord with Section 182 of the Subdivision Control Act and as follows:*

(a) ***Performance or surety bond.***

(i) ***Accrual.*** *The bond shall accrue to the Township and shall cover the full cost of constructing and installing the specific public improvement and, where applicable, placing the specific public improvements in operation.*

(ii) *The bond shall be in an amount equal to the total estimated cost for completing construction and installation of the specific public improvement, including contingencies as estimated by the Township Board, as well as, where applicable, the total estimate of the cost of placing the specific public improvement in operation, including contingencies, as estimated by the Township Board.*

(iii) ***Term.*** *The term of the bond shall be for such period as shall be specified by the Township Board.*

(iv) ***Bonding or surety company.*** *The bond shall be written by a surety company authorized to do business in the State of Michigan acceptable to the Township Board.*

(b) ***Cash deposit, certified check, negotiable bond, or irrevocable bank letter of credits.***

(i) ***Treasurer, escrow agent or trust company.*** *A cash deposit, certified check, negotiable bond, or an irrevocable bank letter of credit, as selected by the proprietor, shall be deposited with the Township. Such deposit shall be made pursuant to a written escrow agreement between the subdivider and the Township. The escrow agreement may provide that the deposit will be held by the Township Treasurer or, in the alternative, subject to approval by the Township Board, that the deposit be held by a state or national banking corporation.*

(ii) ***Dollar value.*** *The cash deposit, certified check, negotiable bond, or irrevocable bank letter of credit shall be in an amount equal to the total estimated cost of construction and installation of the specified public improvement including contingencies, as estimated by the Township Board.*

(iii) ***Term.*** *The deposit shall be retained by the Township Board for a period to be specified by the Township Board.*

(c) The agreement between the Township and the subdivider may provide that the amount of the bond provided pursuant to subsection a) above or the deposit provided pursuant to subsection b) above be progressively reduced as the specified public improvement is completed.

(3) Penalty in case of failure to complete the construction of a public improvement. In the event the subdivider shall, in any case, fail to complete a public improvement within the period of time specified in his agreement with the Township for the completion of said public improvements, the Township Board may, at its option, proceed to have the public improvement completed. The agreement between the subdivider and the Township shall provide that all costs and expenses incurred by the Township in completing the public improvement shall be reimbursed from the bond or deposit provided pursuant to subsection 2) a) or 2) b) above.

Findings: The applicant will be required to submit a financial guarantee compliant with the above requirements before receiving approval.

— SPECIAL LAND USE ————————————————————————————

Section 4.32. Special land use; general standards

"To approve a special land use, the Planning Commission must find that all the following general standards are satisfied, in addition to any applicable standards set forth in this ordinance for specific special land uses:

(a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.

Findings: While a common opinion may be that the installation of new housing where a field once stood may be adverse to the surrounding neighborhood, in reality, the request is no less injurious to the neighborhood than the neighborhood itself. Allowing a subdivision at this site keeps better, more productive agricultural land from being used up elsewhere. Finally, the lots proposed are over twice as large as the district requires, meaning the use has been intentionally limited for the wellbeing of the neighborhood.

(b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation.

Findings: The proposal includes stormwater management infrastructure to keep all displaced water onsite. The road is proposed to be private, requiring no public funds for upkeep. Each site is to be serviced with wells and septic systems, placing no burden on existing water and sewer infrastructure.

(c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services.

Findings: The proposal is no more likely to require emergency services than any other group of twenty houses in the Ranchero Estates neighborhood. Fire Chief approval will ensure the proposed homes can be adequately accessed.

(d) The special land use must not have an adverse effect on the need and demand for other public services.

Findings: Being a private development, all maintenance will be entirely self-contained and handled by the Master Deed. The development is otherwise unlikely to have a substantial effect on public services.

(e) The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties.

Findings: As previously stated, the site is designed to capture all displaced water onsite so that runoff does not impact existing, neighboring properties. Likewise, the applicant has stated an intent to preserve as many remaining trees onsite as practical for aesthetic effect.

(f) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare."

Findings: The property is zone B-1 Residential and falls within the Township's Low Density Residential future land use classification. The Master Plan designates the LDR and B-1 classifications as the place where it wishes to direct future residential development. By directing development here, it preserves actively farmed RE Rural Estate and F Agricultural property to maintain the overall small farm town aesthetic the Township desires. In short, by locating development here, it avoids sprawl elsewhere.

SUMMARY & CONCLUSION

Summary

I have included my comments above but encourage the Planning Commission members to have a discussion of these and any other topics that may be relevant as the application process continues. This step is for discussion and feedback; it is nonbinding upon the Township; rather its purpose is to provide an exchange of information and expectations for both parties as the applicant considers its proposal.

	ID	Memo Page	Ordinance Section	Potential Condition
Approval from:	A	-	-	➢ Dorr Township **Fire Chief**.
	B	-	-	➢ Allegan County **Road Commission**.
	C	-	-	➢ Allegan County **Drain Commission**.
Requirement of:	D	6	**§ 4.3**	➢ **revised plan** with **sidewalks**.
Discussion of:	E	4	**§ 4.1**	➢ whether to recommend **compliance with dead-end street length requirements** or recommend **waiving them**.
	F	7	**§ 4.6**	➢ whether to recommend **compliance with length-to-width lot ratio requirement** or recommend **waiving it**.
	G	11	**§ 5.3**	➢ whether to recommend **compliance with street light requirements** or recommend **waiving them**.
	H	11	**§ 5.3**	➢ whether to recommend **requiring street trees**.

Conclusion

I hope the information provided is helpful to you as you consider this Rezoning Petition. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at (616) 877-2000 ext. 215 or by email at jderry@pcimi.com.

With Warm Regards,

Jason Derry

Jason Derry, AICP
Dorr Township Zoning Administrator
Professional Code Inspections of Michigan, Inc.

DORR TOWNSHIP SITE PLAN REVIEW APPLICATION

*The **Dorr Township Planning Commission** meets on the **third Tuesday, monthly** at 7:00 PM.*
*Meetings are held at the **Dorr Township Offices** at 4196 18th St, Dorr, MI 49323.*

APPLICANT INFORMATION

1. Applicant: WHY KNOTT Ventures LLC (Name) 2. Phone Number: [redacted]
3. Address: 8375 Ridgestone DR (Address) (City) BYRON Center MI 49315 4. Email: [redacted]
5. Name and address of property owner(s) if different than above:

(Name) (Address) (City)

(Name) (Address) (City)

6. Signature(s) of Applicant(s): [signature] Date: 4-3-25

PROPERTY INFORMATION

1. Address of subject property: RADSTOCK DR. (NO ADDRESS #)
2. Permanent Parcel Number of subject property *(full tax ID #)*: 05-022-005-10
3. Current zoning of subject property *(e.g. A, B-1, I, etc.)*: B-1
4. Current use of subject property *(e.g. residential, agricultural, commercial, etc.)*: VACANT AG
5. Proposed use for subject property: RESIDENTIAL

REQUIRED ATTACHMENTS

☒ **Legal Description** of property for which request is made on a separate attached sheet *(recorded deed or survey)*.

☒ **Small-scale Sketch** of properties, streets, and any driveways opposite the site and use of land within one-half (½) mile of the property.

☒ **Site Plan** in compliance with Section 14A.04 of the Dorr Township Zoning Ordinance.

This site plan review is not valid until the proper fee is paid to the Township of Dorr and all other requirements are met by applicant. This siteplan (if approved) is granted contingent on the accuracy of the information provided. This form is to aid the Township in considering your plan; additional information may be required.

AFFIDAVIT

The undersigned hereby acknowledges that the request is granted or other conditions favorable to the undersigned are rendered upon approval of this appeal. Said approval does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that he/she/they are the **(Please specify: Owner, Lessee, or other type of interested party)** VESTED OWNER *involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.*

Signature(s) of Applicant(s): [signature] BRIAN DESMIT Date: 4-3-25

The signature of applicant herein allows board of appeals members to enter onto property to view the applicant(s) requests.

Signature(s) of Applicant(s): _____ Date: _____

DORR TOWNSHIP SPECIAL USE PERMIT APPLICATION

*The **Dorr Township Planning Commission** meets on the **third Tuesday, monthly** at **7:00 PM.***
*Meetings are held at the **Dorr Township Offices** at **4196 18th St, Dorr, MI 49323.***

APPLICANT INFORMATION

1. Applicant: WHY KNOTT Ventures (Name) 2. Phone Number: [redacted]
3. Address: 8375 RIDGESTONE DR (Address) Byron Center (City) MI 49315 4. Email: [redacted]
5. Name and address of property owner(s) if different than above:

(Name) (Address) (City)

(Name) (Address) (City)

6. Signature(s) of Applicant(s): [signature] Date: _____

PROPERTY INFORMATION

1. Address of subject property: RADSTOCK DR (NO ADDRESS #)
2. Permanent Parcel Number of subject property *(full tax ID #)*: 05-022-005-10
3. Current zoning of subject property *(e.g. A, B-1, I, etc.)*: B1
4. Current use of subject property *(e.g. residential, agricultural, commercial, etc.)*: VACANT
5. Proposed use for subject property: RESIDENTIAL PRIVATE ROAD

REQUIRED ATTACHMENTS

☒ **Legal Description** of property for which request is made on a separate attached sheet *(recorded deed or survey)*.

☒ **Small-scale Sketch** of properties, streets, and any driveways opposite the site and use of land within one-half (½) mile of the property.

☒ **Site Plan** in compliance with Section 14A.04 of the Dorr Township Zoning Ordinance.

This special use request is not valid until the proper fee is paid to the Township of Dorr and all other requirements are met by applicant. This special use (if approved) is granted contingent on the accuracy of the information provided. This form is to aid the Township in considering your request; additional information may be required.

AFFIDAVIT

The undersigned hereby acknowledges that the request is granted or other conditions favorable to the undersigned are rendered upon approval of this appeal. Said approval does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that he/she/they are the **(Please specify: Owner, Lessee, or other type of interested party)** _____ *involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.*

Signature(s) of Applicant(s): [signature] Date: 4-3-25

The signature of applicant herein allows board of appeals members to enter onto property to view the applicant(s) requests.

Signature(s) of Applicant(s): _____ Date: _____

This application is administered for Dorr Township through

PROFESSIONAL CODE INSPECTIONS OF MICHIGAN, INC.
1575 142nd Avenue, Dorr, MI 49323
(616) 877-2000

DORR TOWNSHIP ESCROW FORM

*for **Planning Commission** Meetings/Hearings*

This is a separate Dorr Township form that accompanies applications for all planning and zoning requests in the Township. This form may be processed separately from the request application with which it was received. **Please include the requested information below** to ensure that your Planning or Zoning request is properly processed and that any refunds due are properly returned.

APPLICANT and PROPERTY INFORMATION

1. Applicant: WHY KNOTT VENTURES *(Name)*
2. Phone Number: [redacted]
3. Address: 8375 RIDGESTONE DR. *(Address)* *(City)*
4. Email: [redacted]
5. Address of subject property *(if applicable)*: RADSTOCK DR (NO ADDRESS #)
6. Permanent Parcel Number of subject property *(full tax ID #, if applicable)*: 05-022-005-10
7. Signature(s) of Applicant(s): [signature] Date: 4-3-25

PAYMENT INFORMATION — Please check the boxes next to the request, fees, and escrow applicable to your application and record the total below.

Fee Schedule Item (Planning Commission)	Fee +	Escrow +	Discretionary Escrow *(if applicable)*
☒ 2) Subdivisions and Site Condominium Review	☒ $500	☒ $500	☐ $ _____
☒ 3) Special Use Permit Request	☒ $450	–	☐ $ _____
☐ 4) Rezoning Request	☐ $700	–	☐ $ _____
☒ 5) Site Plan Review	☒ $500	☒ $500	☐ $ _____
☐ 6) PUD Projects	☐ $700	☐ $500	☐ $ _____
☐ 9) Text Amendment Request	☐ $700	–	☐ $ _____

Total amount of payment: $_____ ☐ Cash *or* ☐ Check Number: # _____

REFUND INFORMATION

If any refunds are due from Escrow Account, check should be made payable to:

Applicant/Recipient: WHY KNOTT Ventures LLC Address: 8375 RIDGESTONE DR Byron Center MI 49315

DO NOT WRITE BELOW THIS LINE

ESCROW INFORMATION

Escrow Account Number: # _____

Escrow Amount: $_____ Post Date: _____

CHECK INFORMATION

Returned Check Amount: $_____ Check Number: # _____ Date of Check: _____

Clerk's Signature: _____ Date: _____

☐ Clerk creates Escrow Account.

☐ Treasurer posts fee/escrow amount and date. Give Clerk a copy of the receipt, check, and original form.

Treasurer's Signature: _____ Date: _____

Private Road Maintenance Agreement

This Private Road Maintenance Agreement ("Agreement") is made and entered into this ___ day of _____, 20__, by and among the undersigned property owners (collectively referred to as the "Owners"), whose properties are served by the private road known as [Insert Road Name], located in Dorr Township, Allegan County, Michigan.

Recitals

WHEREAS, the Owners are the owners of parcels of land abutting or otherwise benefitted by the private road known as [Insert Road Name] (the "Private Road"); and

WHEREAS, the Private Road is not maintained by Dorr Township or any other public agency and is intended for the private use and benefit of the Owners and their guests, invitees, and service providers; and

WHEREAS, Dorr Township Ordinance Section (f) requires a recorded maintenance agreement to ensure the ongoing maintenance and use of the Private Road;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the Owners agree as follows:

1. Private Road Access and Easement

Each Owner hereby grants and conveys to the other Owners a perpetual, non-exclusive easement for ingress and egress over the Private Road for themselves, their families, guests, invitees, tradespeople, employees of public utilities, postal carriers, school buses, emergency vehicles, and other lawful users.

Easement rights shall also extend to all emergency and public service vehicles as required for public safety and public service provision.

2. Maintenance and Upkeep

The Owners agree to regularly maintain, repair, and snowplow the Private Road so that it is reasonably safe for travel and accessible to emergency vehicles at all times. Maintenance includes, but is not limited to, pothole repair, snow removal, grading (if applicable), and drainage maintenance.

3. Financing and Cost Sharing

The cost of maintenance, repair, snowplowing, and improvements of the Private Road shall be equitably shared among the Owners. Each Owner shall contribute an equal share unless otherwise agreed in writing by all Owners.

The Owners may collect funds annually or as needed, and may establish a maintenance fund or homeowners' association to manage such expenses.

4. Enforcement Mechanism

If an Owner fails to contribute their share of maintenance costs, the remaining Owners may take legal action, including but not limited to seeking a lien against the delinquent Owner's property or filing for injunctive relief or specific performance in a court of competent jurisdiction. Legal fees and costs incurred in such enforcement shall be recoverable from the non-compliant Owner.

5. Disclaimer of Public Responsibility

Each Owner acknowledges and agrees that no public funds of Dorr Township or any governmental entity shall be used to build, repair, or maintain the Private Road under any circumstances.

6. Use Restrictions

Each Owner agrees not to prohibit, restrict, limit, or otherwise interfere with the normal ingress, egress, and use of the Private Road by those entitled to use it. These rights are enforceable in a court of competent jurisdiction by any Owner or rightful user through injunctive relief or other appropriate legal means.

7. Emergency Access Gate (if applicable)

If a locked gate or similar mechanism is installed at the entrance of the Private Road, the Owners shall coordinate access procedures with the Dorr Township Fire Chief and Police Department to ensure unimpeded emergency access at all times.

8. Binding Effect and Recordation

This Agreement shall run with the land and shall be binding upon the Owners, their heirs, successors, assigns, and future owners of the properties served by the Private Road. This Agreement shall be recorded with the Allegan County Register of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the dates indicated below.

Lot 1 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 2 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 3 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 4 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 5 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 6 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 7 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 8 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 9 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 10 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 11 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 12 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 13 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 14 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 15 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 16 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 17 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 18 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 19 [Owner Name, Parcel Number]
Signature: _____
Date: _____

Lot 20 [Owner Name, Parcel Number]
Signature: _____
Date: _____

STATE OF MICHIGAN
COUNTY OF ALLEGAN

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by _____.

Notary Public, State of Michigan
County of _____
My Commission Expires: _____
Acting in the County of _____

ENGINEERING PLANS
RADSTOCK DRIVE SINGLE FAMILY HOUSING

LEGAL DESCRIPTION

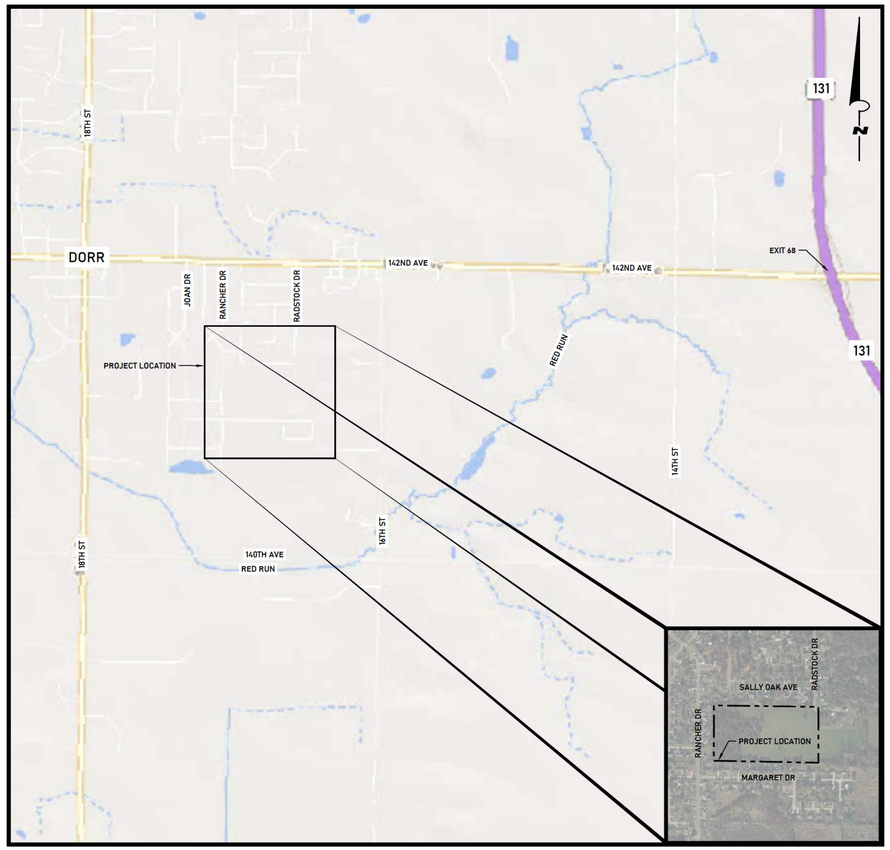
COMMENCING AT THE SOUTHWEST CORNER OF LOT 97 OF LITCHFIELD DOWNS NUMBER 2.
THENCE SOUTH TO THE EAST / WEST QUARTER LINE.
THENCE WEST TO THE NORTH / SOUTH QUARTER LINE.
THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 107 OF STATED PLAT.
THENCE EAST 1182.12 FT ON THE SOUTH LINE OF STATED PLAT TO THE POINT OF BEGINNING.
SECTION 22, TOWNSHIP 4 NORTH. RANGE 12 WEST.

DEVELOPER INFORMATION

DEVELOPER NAME - WHY KNOTT VENTURES
ADDRESS - 8375 RIDGESTONE DR, BYRON CENTER, MI 49315
PHONE - (616) 813.3402
EMAIL - BRIAN@SOLDBYAPEX.COM

NOTE - PROPERTY OWNED BY DEVELOPER

SURVEYOR: JONKER LAND SURVEYS
RANDY JONKER
8373 MERTON AVE SW
BYRON CENTER, MI 49315
(616) 550-5044
RANDY@JONKERSURVEYS.COM



LOCATION MAP
N.T.S.

PROJECT LOCATION
DORR TOWNSHIP, MICHIGAN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C102	PRIVATE ROAD PLAN AND PROFILE
C103	WELL AND SEPTIC PLAN
C104	EROSION CONTROL PLAN
C105	CONSTRUCTION DETAILS

UTILITY AND AGENCY CONTACTS

ELECTRIC: CONSUMERS ENERGY ELECTRIC
2796 140TH AVE
DORR, MI 49323
COLIN.R.WHITMAN@CMSENERGY.COM
COLIN WHITMAN

GAS: CONSUMERS ENERGY GAS
2796 140TH AVE
DORR, MI 49323
(269) 666-0707
JACOB.WAHLSTROM@CMSENERGY.COM
JACOB WAHLSTROM

TELEPHONE: AT&T
ATT.COM
SG1432@ATT.COM
SHANITA CRANKFIELD

WATER / SEWER: ALLEGAN COUNTY HEALTH DEPARTMENT
3255 122ND AVE
ALLEGAN, MI 49010
(269) 673-5411

MISS DIG 811

PROJECT NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
2. ALL WORK RELATED TO THE CONSTRUCTION OF THESE DOCUMENTS SHALL BE IN ACCORDANCE WITH THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
3. THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
4. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY, TOWNSHIP, AND/OR MDOT FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
7. IN ACCORDANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-428-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

CALL MISS DIG 1-800-482-7171

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6449 PINE LAKE ROAD,
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(269) 716-0175
BOURDO.ENG@OUTLOOK.COM

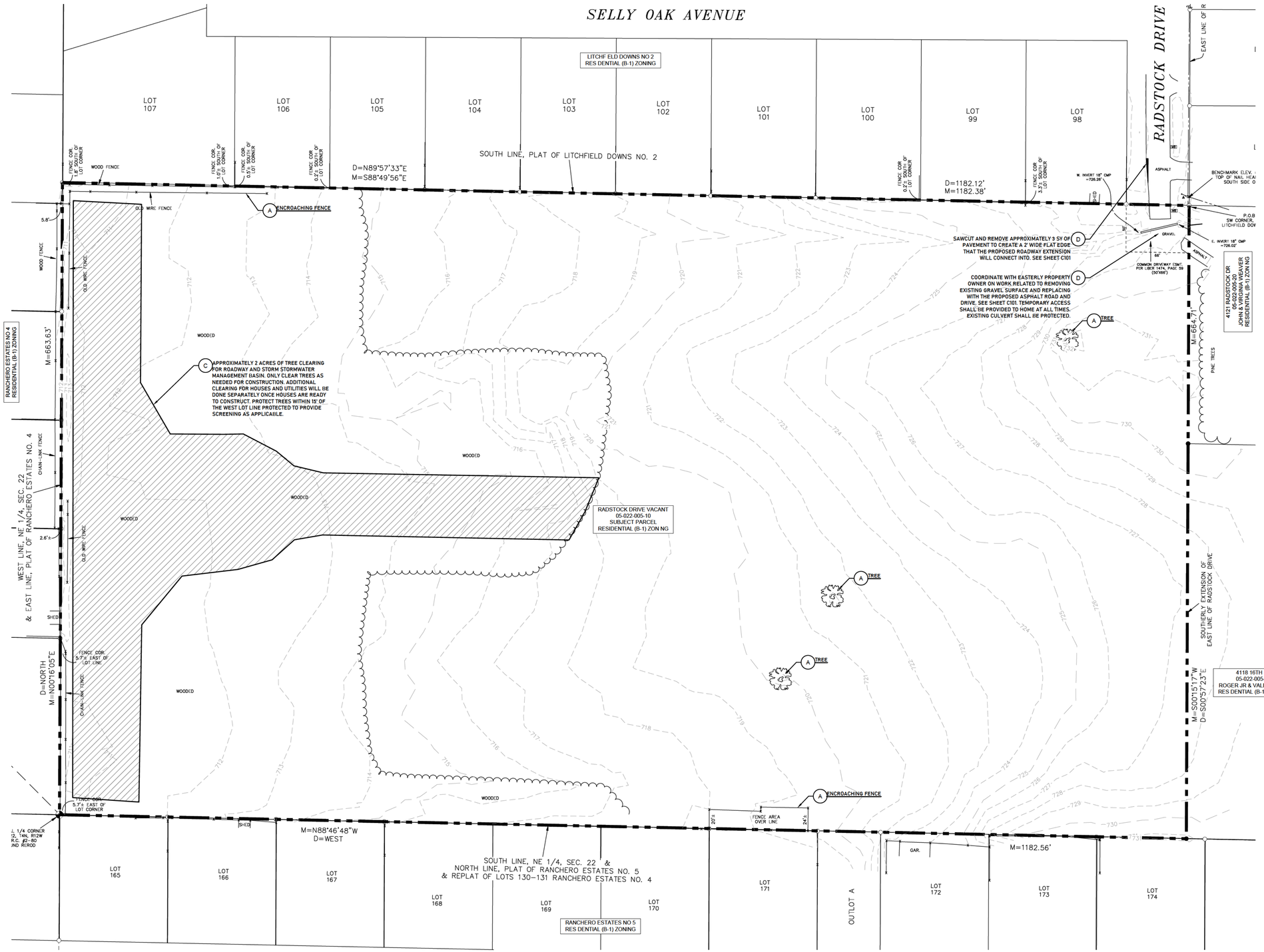
RADSTOCK DRIVE SINGLE FAMILY HOUSING
DORR TOWNSHIP, MI

COVER SHEET

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
LICENSED PROFESSIONAL ENGINEER
CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C001



N

0 50 75 100

1 inch = 50 ft.

DEMOLITION NOTES

1. EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK
2. DISPOSED MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS AN AGREEMENT IS IN PLACE WITH THE OWNER OR OTHER ENTITY. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. ANY DAMAGE TO ADJACENT PROPERTIES, UTILITIES TO REMAIN, OR ANY OTHER ITEMS TO REMAIN SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET OR AN AGREEMENT IS IN PLACE.
5. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF PREVIOUS RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
7. ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST. SEE EROSION CONTROL SHEET FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.
9. THE CONTRACTOR SHALL FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) ITEM TO BE REMOVED
- (C) TREE / BRUSH CLEARING
- (D) PAVEMENT REMOVAL
- (E) ITEM TO BE REMOVED AND REPLACED

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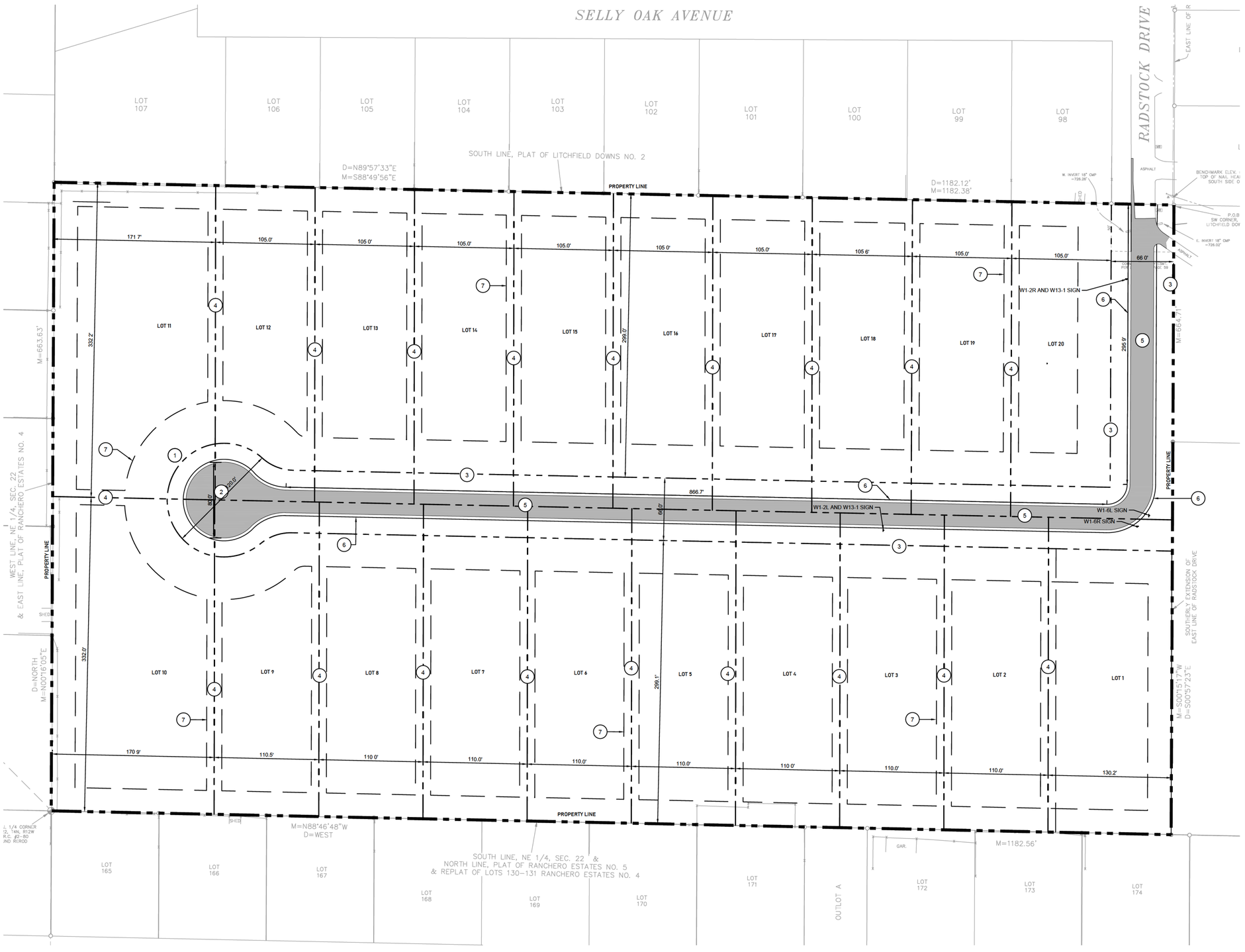
EXISTING CONDITIONS AND DEMOLITION PLAN

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
TYLER BOURDO ENGINEER No. 6201070010
LICENSED PROFESSIONAL ENGINEER

CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C100



0 50 75 100

1 inch = 50 ft.

SITE INFORMATION

ZONING:	ZONING DISTRICT
SITE AREA:	18.03 ACRES (785,256 SF)
EST. IMPERVIOUS COVERAGE OF TYP LOT:	5,200 SF (16.25%)
EST. PROPOSED GREEN SPACE OF TYP LOT:	26,800 SF (83.75%)

BUILDING SETBACKS:

FRONT:	35 FT
SIDE:	8 FT
REAR:	25 FT

SITE GENERAL NOTES

1. DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY, STRUCTURES, AND MEASUREMENTS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PAVEMENT LEGEND

EXISTING PAVEMENT:

STANDARD DUTY PAVEMENT:
1.5" HMA (165#/SYD) 13A TOP COURSE
1.5" HMA (165#/SYD) 13A LEVELING COURSE
6" AGGREGATE BASE, 22A
12" SUBBASE, CIP

KEY NOTES

1. 120' DIA. CUL-DE-SAC RIGHT-OF-WAY
2. 80' DIA. CUL-DE-SAC PAVED AREA
3. 66' PRIVATE ROAD EASEMENT RIGHT-OF-WAY
4. PROPOSED PROPERTY LINE
5. 24' WIDE PAVED ROADWAY (SEE C102)
6. 3' IMPROVED GRASS SHOULDER (SEE C102)
7. BUILDING SETBACKS PER ABOVE SETBACKS (TYP)

LOT SUMMARY TABLE

LOT #	WIDTH (FT)	FRONTAGE (FT)	DEPTH (FT)	AREA (SF)
1	130	130	332	43,349
2	110	110	332	36,542
3	110	110	332	36,535
4	110	110	332	36,528
5	110	110	332	36,520
6	110	110	332	36,513
7	110	110	332	36,506
8	110	110	332	36,499
9	110	120	332	36,669
10	171	152	332	56,915
11	171	153	332	56,757
12	105	105	332	34,845
13	105	105	332	34,849
14	105	105	332	34,853
15	105	105	332	34,857
16	105	105	332	34,861
17	105	105	332	34,865
18	105	105	332	34,989
19	105	105	332	34,878
20	171	333	332	56,876

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RADSTOCK DRIVE SINGLE FAMILY HOUSING
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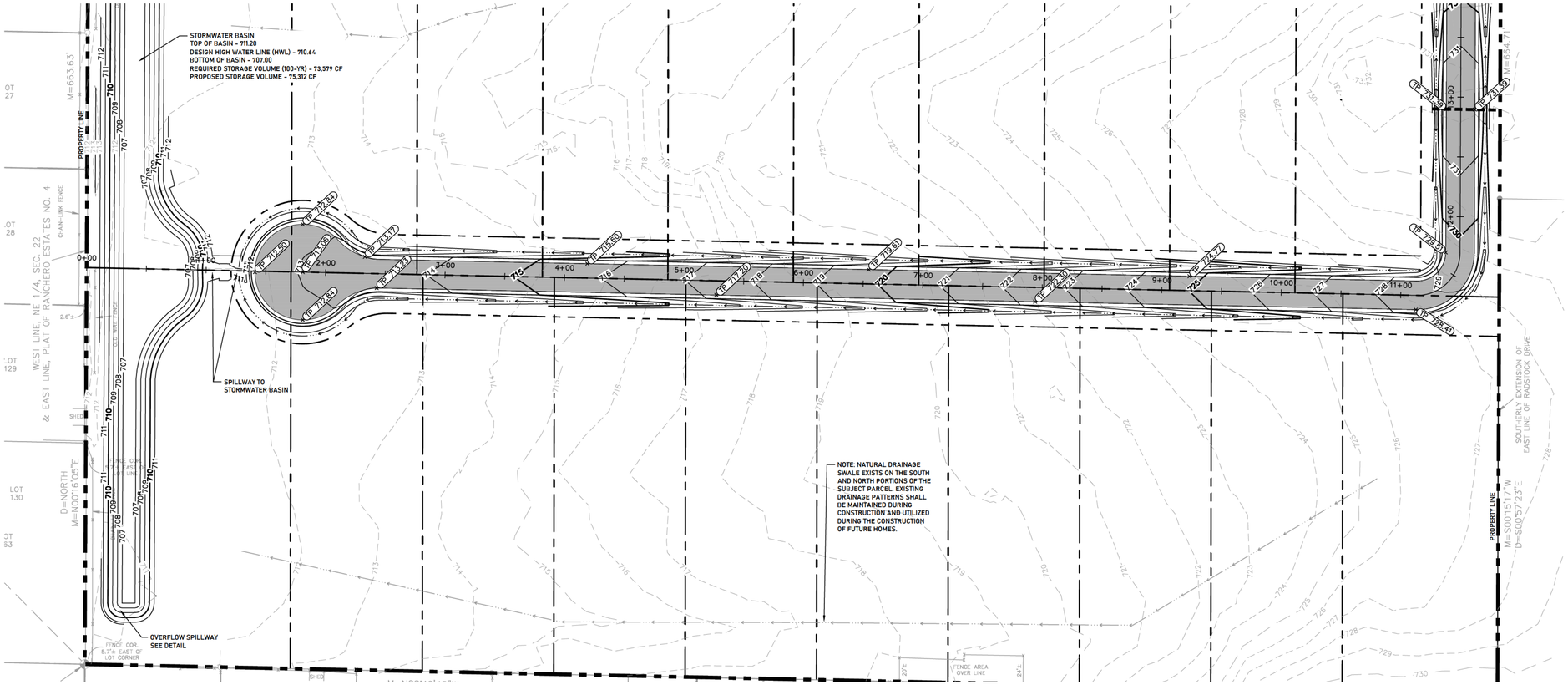
SITE PLAN

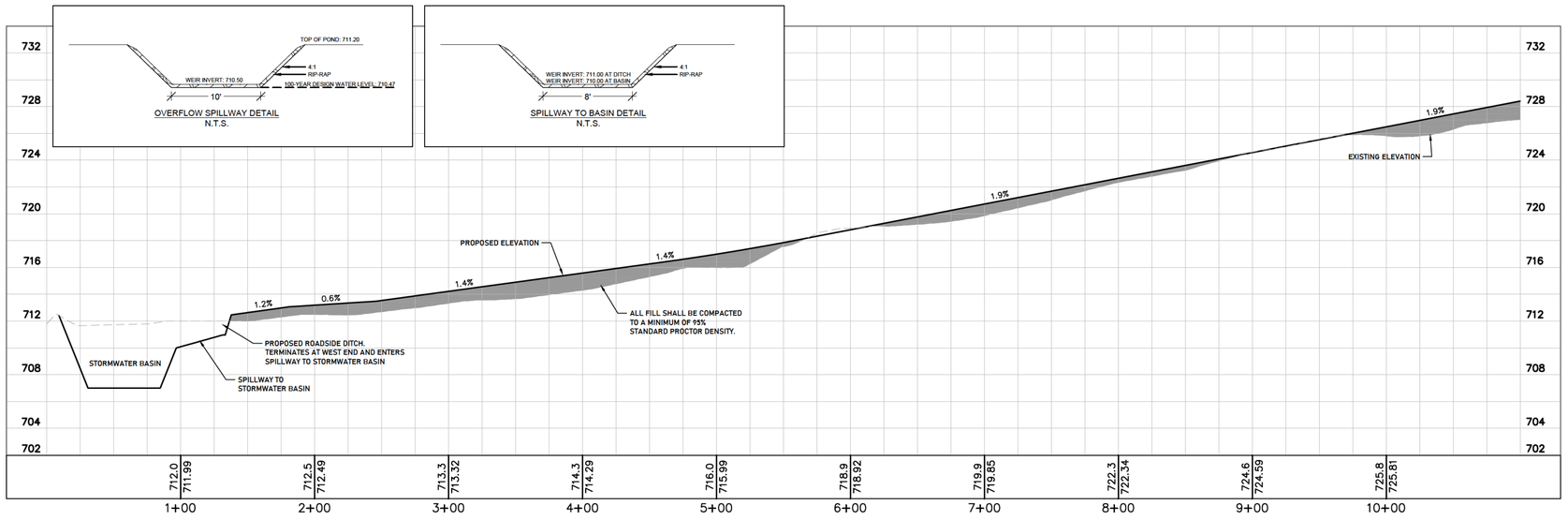
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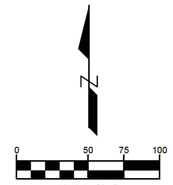
STATE OF MICHIGAN
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No. 6201070010
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ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C101







GRADING AND UTILITY NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING OFFSITE AND INTO OR STANDING IN EXCAVATED AREAS.
3. ALL EARTHEN SLOPES SHALL BE LESS THAN 3:1 UNLESS OTHERWISE NOTED
4. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED
5. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL OVER-EXCAVATE STORMWATER BASIN AS NEEDED TO GET TO SANDY AND HIGHER INFILTRATING SOILS.
7. CONTRACTOR TO PROTECT BASINS AREAS DURING CONSTRUCTION TO PREVENT OVER COMPACTION OF NATIVE SOILS WHICH COULD RESULT IN LOSS OF INFILTRATION CAPACITY. DO NOT STOCKPILE SOIL OR MATERIAL OVERTOP BASIN AREAS BEFORE THEY ARE EXCAVATED OR WITHIN BASIN AREA AFTER EXCAVATION.
8. STORMWATER BASIN SUMPS SHALL BE CLEANED OUT TO THEIR DESIGN VOLUME AT THE COMPLETION OF CONSTRUCTION ACTIVITIES OR ONCE THE SITE IS ESTABLISHED.
9. A DRIVEWAY CULVERT SHALL BE INSTALLED FOR EACH DEVELOPED PARCEL SUCH THAT THE PROPOSED DRAINAGE DITCHES AREA MAINTAINED.
10. CONTRACTOR SHALL STOCKPILE EXCESS MATERIALS SUCH THAT THEY DO NOT BLOCK NATURAL DRAINAGE PATTERNS.
11. STORMWATER BASINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 2 AND MAXIMUM OF 4 INCHES OF TOPSOIL ON THE SLOPES AND BOTTOM.
12. DEVELOPER SHALL COORDINATE WITH FRANCHISE UTILITIES FOR ALL PRIVATE UTILITIES INCLUDING ELECTRIC, COMMUNICATIONS, AND GAS.
13. DEVELOPER SHALL COORDINATE WITH THE ALLEGAN COUNTY HEALTH DEPARTMENT FOR ALL REQUIRED WELL AND SEPTIC PERMITS AND SYSTEMS.

GRADING LEGEND

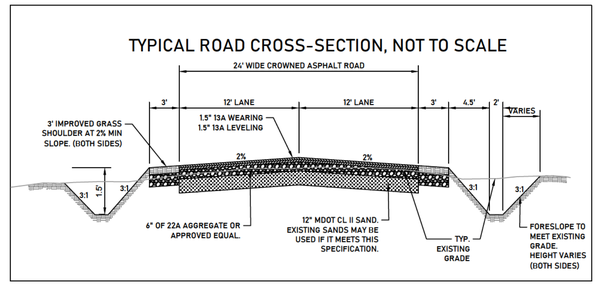
FG = FINISH GRADE
TP = TOP OF PAVEMENT

XXX	EXISTING CONTOUR
XXX	PROPOSED CONTOUR
	RIDGE
	RIDGE LINE
	PROPOSED SWALE

BENCHMARKS

ID	DESCRIPTION	ELEVATION
BENCHMARK #1	TOP OF NAIL ON S SIDE OF POLE SEE SHEET C102B	730.65

TYPICAL ROAD CROSS-SECTION, NOT TO SCALE



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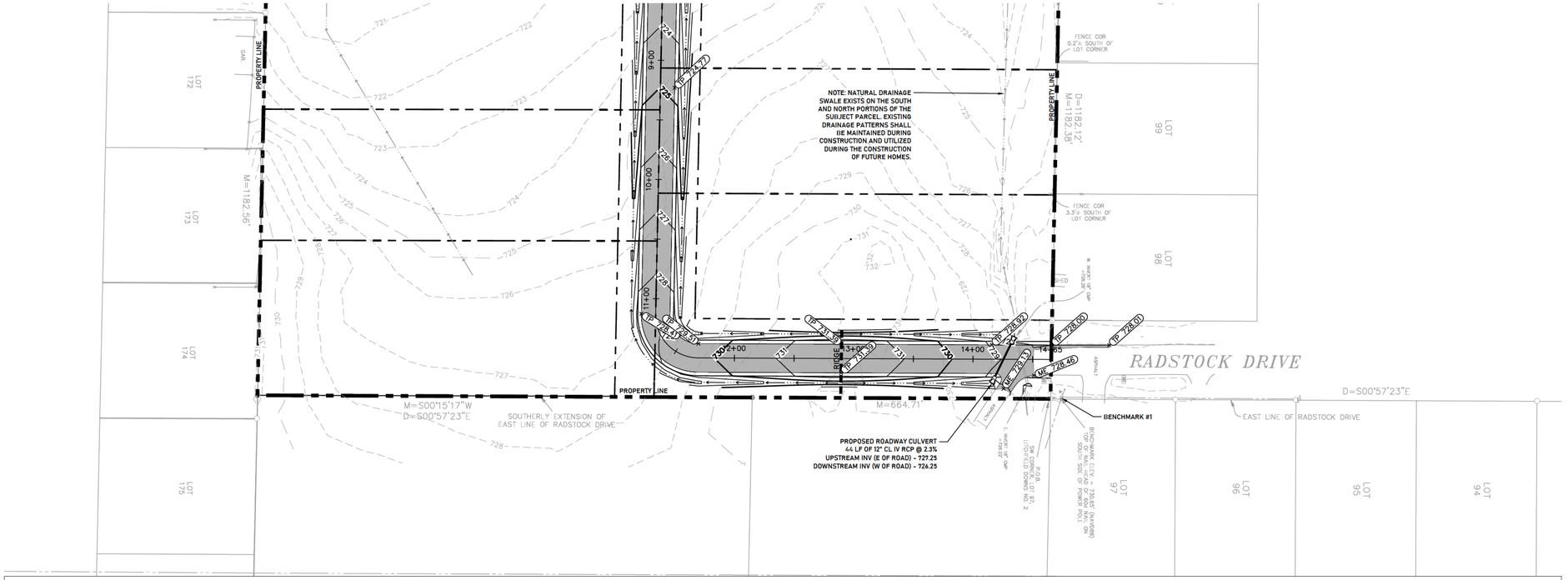
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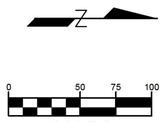
PRIVATE ROAD PLAN AND PROFILE

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
TYLER BOURDO ENGINEER
No. 6201070010
REGISTERED PROFESSIONAL ENGINEER
CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C102A





GRADING AND UTILITY NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING OFFSITE AND INTO OR STANDING IN EXCAVATED AREAS.
3. ALL EARTHEN SLOPES SHALL BE LESS THAN 3:1 UNLESS OTHERWISE NOTED
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11. STORMWATER BASINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 2 AND MAXIMUM OF 4 INCHES OF TOPSOIL ON THE SLOPES AND BOTTOM.
12. DEVELOPER SHALL COORDINATE WITH FRANCHISE UTILITIES FOR ALL PRIVATE UTILITIES INCLUDING ELECTRIC, COMMUNICATIONS, AND GAS.
13. DEVELOPER SHALL COORDINATE WITH THE ALLEGAN COUNTY HEALTH DEPARTMENT FOR ALL REQUIRED WELL AND SEPTIC PERMITS AND SYSTEMS.

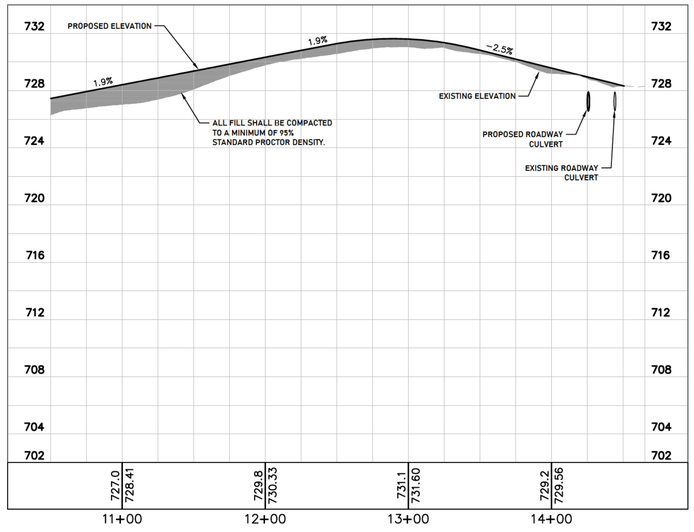
GRADING LEGEND

FG = FINISH GRADE
TP = TOP OF PAVEMENT

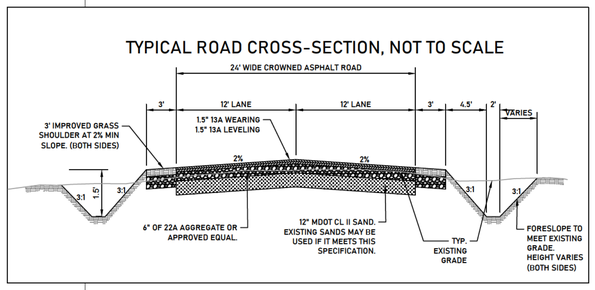
- XXX — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- RIDGE — RIDGE LINE
- PROPOSED SWALE

BENCHMARKS

ID	DESCRIPTION	ELEVATION
BENCHMARK #1	TOP OF NAIL ON S SIDE OF POLE	730.65



TYPICAL ROAD CROSS-SECTION, NOT TO SCALE



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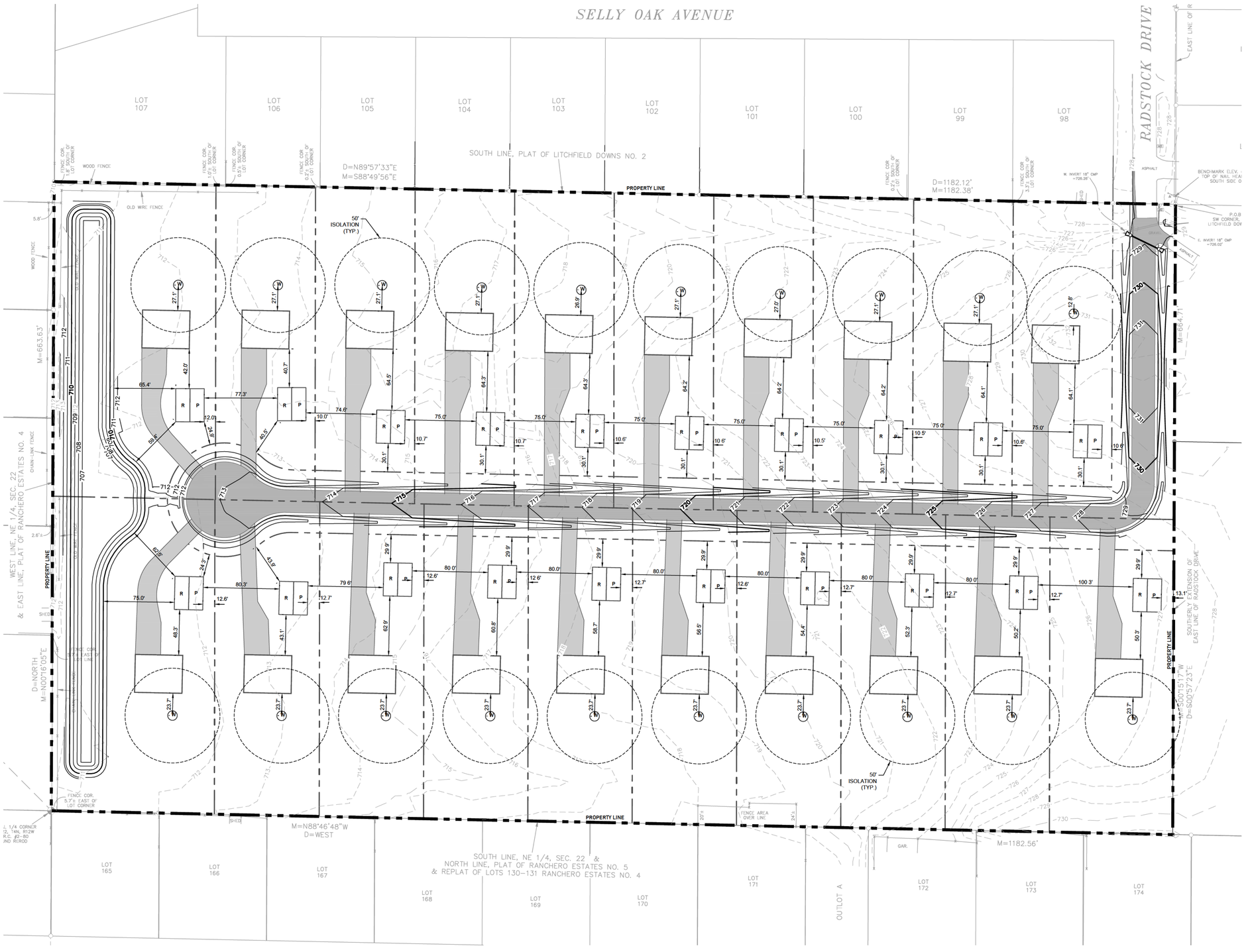
PRIVATE ROAD
PLAN AND PROFILE

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
TYLER BOURDO ENGINEER
No. 6201070010

CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C102B



N

0 50 75 100

1 inch = 50 ft.

SEPTIC NOTE

1. PROPOSED HOUSES AND DRIVES SHOWN ARE APPROXIMATE AND MEANT TO GUIDE THE DEVELOPER TO SPACE SEPTIC FIELDS AND WELLS OUT ACCORDINGLY TO MEET ALL REQUIRED ISOLATION DISTANCES TO ONE-ANOTHER. CONTRACTOR/DEVELOPER SHALL REVIEW ALL REQUIRED ISOLATION DISTANCES AND COORDINATE WORK WITH THE ALLEGAN COUNTY HEALTH DEPARTMENT DURING CONSTRUCTION OF EACH INDIVIDUAL LOT.
2. SEPTIC FIELDS ARE SHOWN AS TWO 525 SF (APPROXIMATELY 15'X35') FOR EACH LOT. ONE FOR A PRIMARY FIELD AND ONE FOR A RESERVE FIELD.
3. CONTRACTOR/DEVELOPER SHALL NOT STOCKPILE MATERIALS OR DRIVE EQUIPMENT OVER AREAS RESERVED FOR SEPTIC SYSTEMS.

UTILITY LEGEND

- PROPOSED STORM SEWER LINE
- P / R — PRIMARY / RESERVE DRAINFIELD
- W — WELL

UTILITY NOTES

1. DEVELOPER SHALL COORDINATE WITH ALL FRANCHISE UTILITY OWNERS TO PROVIDE ELECTRIC, COMMUNICATIONS, AND GAS TO PROPOSED FUTURE HOMES.
2. ANY DISRUPTIONS TO EXISTING SERVICE LINES FOR ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PROPERTY OWNERS
3. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. ANY WATER OR SEWER LINES SHALL MAINTAIN 10' OF HORIZONTAL SEPARATION AT ALL TIMES

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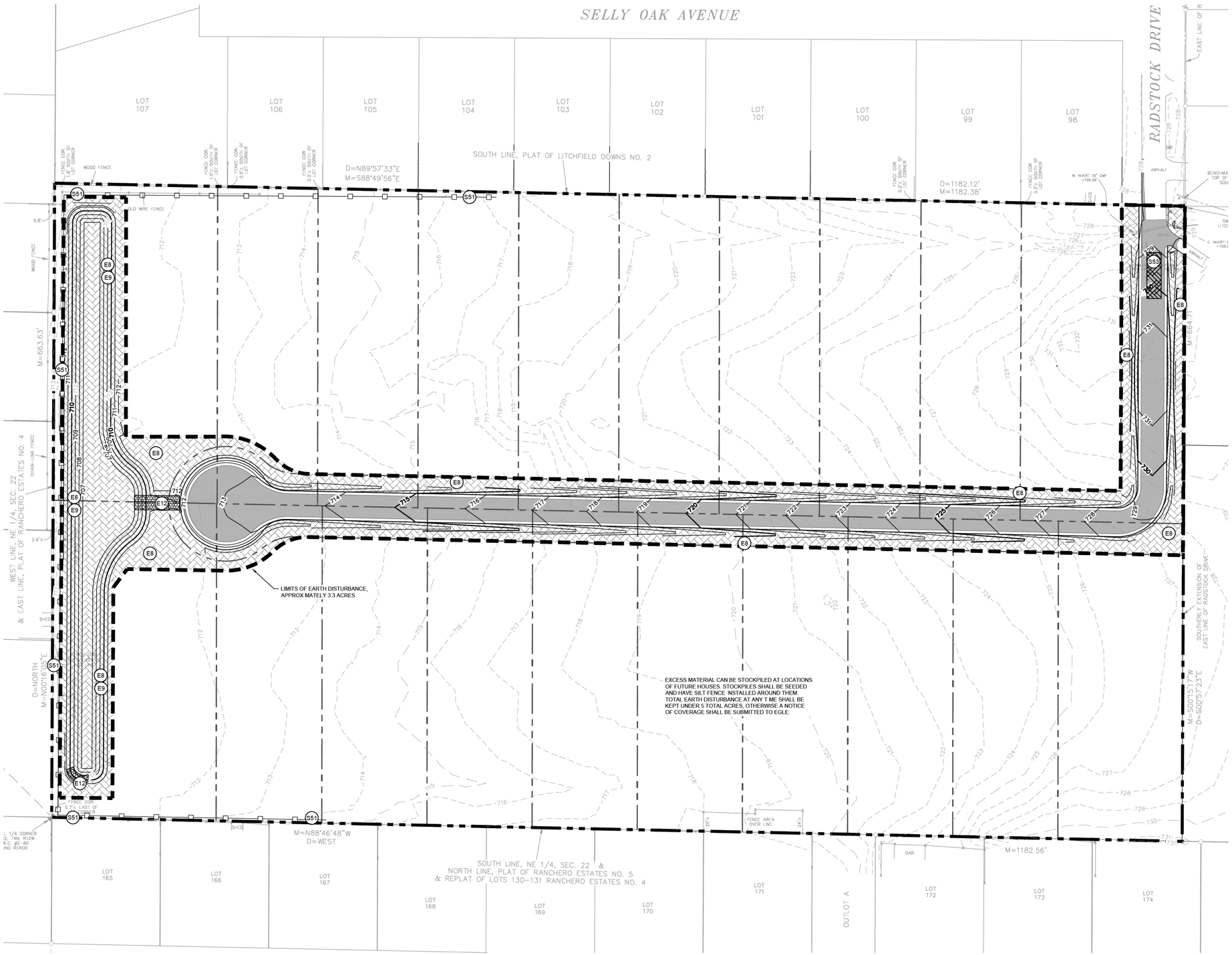
WELL AND SEPTIC PLAN

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN — TYLER BOURDO ENGINEER No. 6201070010 — PROFESSIONAL ENGINEER

CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
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SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.

NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS IN STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.

- (E8) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. SEE DETAIL SHEET.
- (E9) DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.
- (E12) DENOTES RIPRAP. SEE DETAIL SHEET. (PERMANENT EROSION CONTROL MEASURE)
- (S53) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. SEE DETAIL SHEET.
- (S51) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION. SEE DETAIL SHEET.

EROSION CONTROL LEGEND

- PERMANENT SEEDING. INSTALL MULCH BLANKET ON ALL SLOPES 4:1 OR STEEPER
- TEMPORARY CONSTRUCTION ENTRANCE
- RIP-RAP
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SILT FENCE
- LIMITS OF DISTURBANCE

CONSTRUCTION SEQUENCING

1. INSTALL SOIL EROSION MEASURES.
2. ESTABLISH STORM WATER MANAGEMENT BASIN.
3. ROUGH GRADING OF THE SITE.
4. INSTALL UTILITY MAIN RUNS AND STUB SERVICES TO UNITS
5. FINAL GRADING OF THE SITE.
6. PAVING
7. REMOVE TEMPORARY SOIL EROSION MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED.

NEARBY WATER

NEAREST COUNTY DRAIN / RIVER / STREAM / LAKE IS THE KAY DRIVE DRAIN. (525 FEET TO THE SOUTHEAST)

SOILS INFORMATION

BASED ON USDA INFORMATION, THE SITE CONSISTS OF MIXTURE OF PLAINFIELD AND OAKVILLE SANDS. SOIL HYDROLOGIC GROUP A.

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RADSTOCK DRIVE SINGLE FAMILY HOUSING
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EROSION CONTROL PLAN

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
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LICENSED PROFESSIONAL ENGINEER

CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
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E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
Seeding Window Dormant Seeding*	11/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 – 8/1	5/1 – 9/20	5/1 – 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 – 5/20 or 8/10 – 10/1	5/1 – 6/10 or 8/1 – 9/20	5/1 – 6/15 or 8/1 – 9/20
Dormant Seeding Dates*	11/1 – Freeze	10/25 – Freeze	10/25 – Freeze

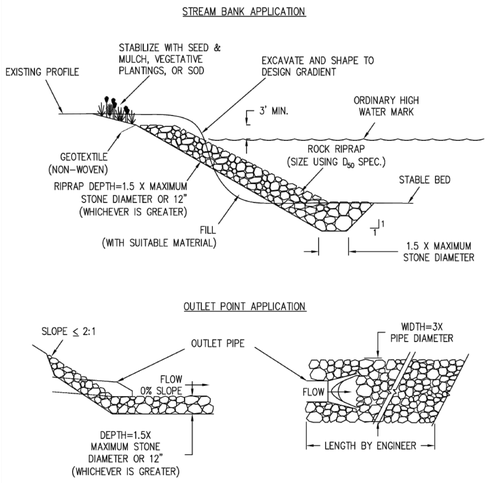
Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.

STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

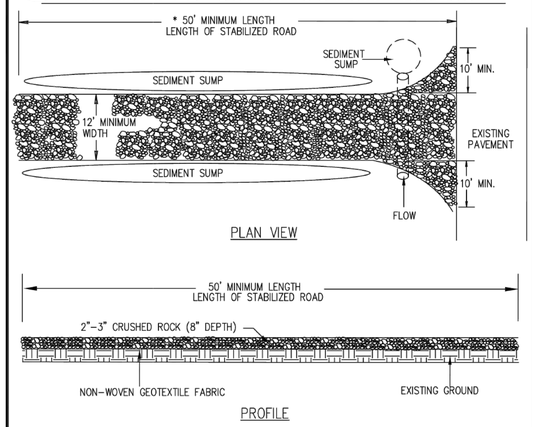
E12 RIPRAP



STANDARD SYMBOL

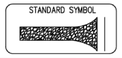
STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

S53 STABILIZED CONSTRUCTION ACCESS

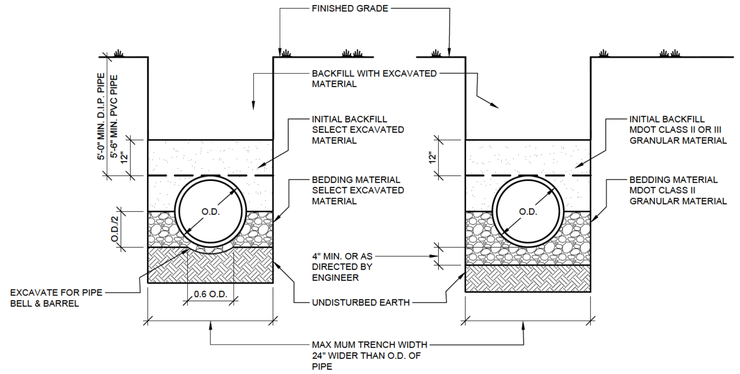


NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL



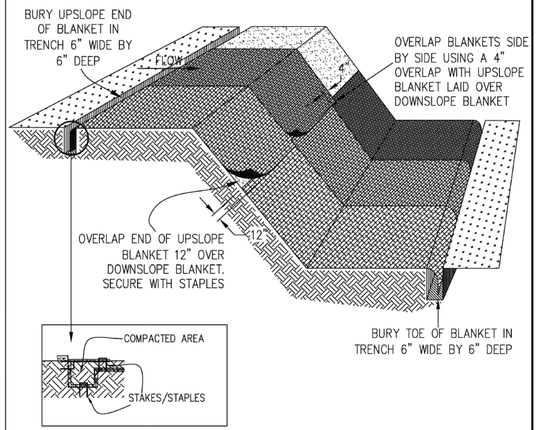
STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION



TRENCH DETAIL IN SUITABLE SOIL

TRENCH DETAIL IN UNSUITABLE SOIL

E9 MULCH BLANKETS



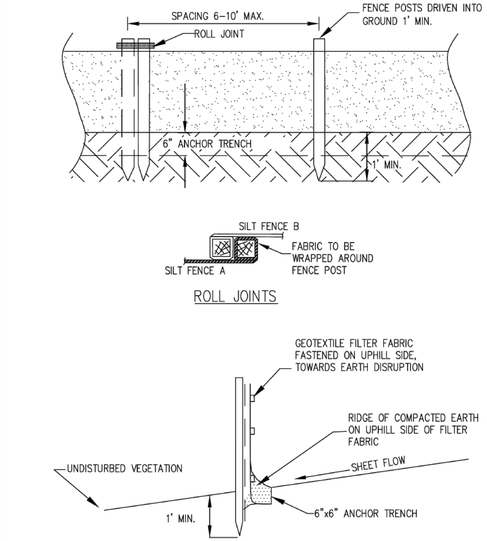
NOTES:
1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
2. WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
3. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.

STANDARD SYMBOL

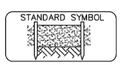


STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

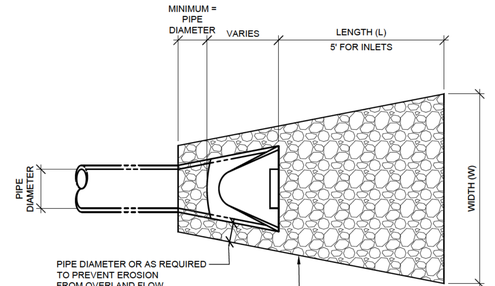
S51 SILT FENCE



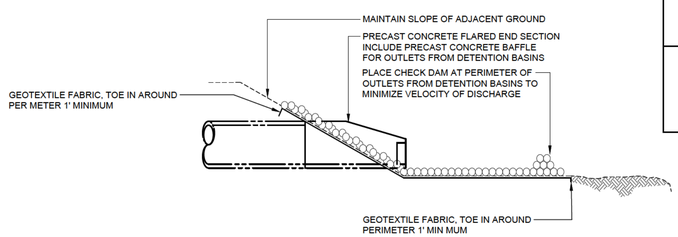
STANDARD SYMBOL



STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION



RIPRAP TABLE			
PIPE DIA	LENGTH (FT)	WIDTH (FT)	RIPRAP Ø (IN)
12" 15" 18	5'	8'	8" - 16" (PLAIN)
24" 30" 36"	10'	14'	8" - 16" (PLAIN)
42" 48" 54" 60"	15'	20'	GREATER THAN 16" (HEAVY)



TYPICAL END SECTION DETAIL
SCALE: NONE

PRELIMINARY
NOT FOR CONSTRUCTION

BOURDO ENGINEERING
6449 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
BOURDO.ENG@OUTLOOK.COM

RADSTOCK DRIVE SINGLE FAMILY HOUSING
DORR TOWNSHIP, MI

CONSTRUCTION DETAILS

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN TYLER BOURDO ENGINEER No. 6201070010 REGISTERED PROFESSIONAL ENGINEER
CHECKED BY: TLB

ORIGINAL ISSUE: 04/18/2025
PROJECT NUMBER: 25004
SHEET NUMBER: C105

DORR TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Planning Commission of Dorr Township will conduct a public hearing concerning the following matters to be held on Tuesday, June 17th, 2025 at 7:00 p.m. at Dorr Township Hall, located at 4196 18th Street, Dorr, MI.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered include, in brief, the following:

1. An application from Brian DeSmit of Why Knott Ventures, LLC, owner of the unaddressed parcel on Radstock Drive known as permanent parcel number 03-05-022-005-10, for review of a special use permit and related preliminary site plan applications to develop a site condominium in accordance with the Dorr Township Ordinance No. 7, also known as the "Dorr Township Subdivision Control Ordinance."

2. An application from Holy Cross Antiochian Orthodox Church, interested party, for a special use permit to construct, operate and maintain a church and cemetery upon the vacant parcel on the west side of 18th street south of 138th Ave. also known as parcel number 0305-033-001-40 in the F- AG District per Section 14.03(g) of the Dorr Township Zoning Ordinance.

3. Such other and further business as may properly come before the Planning Commission.

A copy of applications and related materials is available for review at Dorr Township Hall during regular business hours. Written comments will be received from any interested persons concerning the foregoing application(s) by the Dorr Township Clerk at the Township Hall at any time during regular business hours up to the date of the hearing and may be further received by the Planning Commission at the hearing. All interested persons are invited and urged to participate.

Dorr Township will provide necessary reasonable auxiliary aids and services, such as interpreters for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days' notice to the Dorr Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Dorr Township Clerk at the address above or by calling 616-681-9874.

DANIEL BEUTE, CHAIRMAN
DORR TOWNSHIP PLANNING COMMISSION
616-681-9874

Dorr Township Planning Commission 300ft Mailer Recipient List
Why Knott Ventures - Site Condominium - "Step I"

Parcel ID	Owner Name	Propert Address	Owner Address	City	State	ZIP
05-350-200-00	ANDERSON GERDA	1682 MARGARET DR	1682 MARGARET DR	DORR	MI	49323
05-350-165-00	BACHART JEFFREY & LAHAIE KARI TRUST	1697 MARGARET DR	1697 MARGARET DR	DORR	MI	49323
05-350-203-00	BESSINGER KEITH N & HEATHER A	1694 MARGARET DR	1694 MARGARET DR	DORR	MI	49323
05-340-128-00	BRONSINK SOPHIA	4119 RANCHERO DR	4119 RANCHERO DR	DORR	MI	49323
05-350-194-00	BUFFENBARGER TODD & STEPHANIE	1656 MARGARET DR	1656 MARGARET DR	DORR	MI	49323
05-350-204-00	CARLSON ALBERT C & KATHRYN	1698 MARGARET DR	1698 MARGARET DR	DORR	MI	49323
05-252-066-00	CHAMPNOISE PETER & DEBORAH	1663 SELLY OAK AVE	1663 SELLY OAK AVE	DORR	MI	49323
05-252-104-00	COOPER ROGER & JUDY	1684 SELLY OAK AVE	1684 SELLY OAK AVE	DORR	MI	49323
05-350-201-00	COVINGTON CODY & JONES STEPHANIE	1686 MARGARET DR	1686 MARGARET DR	DORR	MI	49323
05-340-156-00	DOYLE MARTIN J JR &	4124 RANCHERO DR	4124 RANCHERO DR	DORR	MI	49323
05-252-062-00	DRABIK JOHN P & BONNIE	1675 SELLY OAK AVE	1675 SELLY OAK AVE	DORR	MI	49323
05-022-004-00	DYKSTRA CLIFFORD & CHERYL K	4130 16TH ST	4130 16TH ST	DORR	MI	49323
05-252-100-00	ELWELL NICKLAUS	1668 SELLY OAK AVE	1668 SELLY OAK AVE	DORR	MI	49323
05-350-199-00	GARDNER ROBERT & SANDRA	1678 MARGARET DR	1678 MARGARET DR	DORR	MI	49323
05-252-106-00	GEROU GERALD & YVONNE	1692 SELLY OAK AVE	1692 SELLY OAK AVE	DORR	MI	49323
05-252-096-00	HARDEN BRENDON & BECKY	4129 RADSTOCK DR	4129 RADSTOCK DR	DORR	MI	49323
05-340-155-00	HASSE JEREMY D & CARRIE	4120 RANCHERO DR	4120 RANCHERO DR	DORR	MI	49323
05-340-126-00	HEAVNER BRIAN D & STEPHANIE L	4127 RANCHERO DR	4127 RANCHERO DR	DORR	MI	49323
05-340-132-00	HELDEROP SCOTT	1704 JOAN CT	1704 JOAN CT	DORR	MI	49323
05-252-061-00	HETH MELISSA	1683 SELLY OAK AVE	1683 SELLY OAK AVE	DORR	MI	49323
05-252-064-00	HOLCOMB ARNOLD J JR & MICHELLE	1671 SELLY OAK AVE	1671 SELLY OAK AVE	DORR	MI	49323
05-252-105-00	HUGHEY DEBRA & HUGHEY CHARLE	1688 SELLY OAK AVE	1688 SELLY OAK AVE	DORR	MI	49323
05-350-164-00	INGALLS GLENN T & WF	1703 MARGARET DR	1703 MARGARET DR	DORR	MI	49323
05-350-166-00	JOHNSON JOYCE A	1693 MARGARET DR	1693 MARGARET DR	DORR	MI	49323
05-350-175-00	KAMPS MELVIN & COLLEN TRUST	1655 MARGARET DR	1655 MARGARET DR	DORR	MI	49323
05-340-125-00	KANIEWSKI ROBERT S & CONSTANCE L	4131 RANCHERO DR	4131 RANCHERO DR	DORR	MI	49323
05-340-124-00	KIDDER SCOTT & LISA	4137 RANCHERO DR	4137 RANCHERO DR	DORR	MI	49323
05-340-123-00	KIESTER FRED & MURIEL	4143 RANCHERO DR	4143 RANCHERO DR	DORR	MI	49323
05-252-097-00	KLEIS JERRY L & JOHANNA	4125 RADSTOCK DR	4125 RADSTOCK DR	DORR	MI	49323
05-350-168-00	KUHLMANN CHRIS & ANGELA	1685 MARGARET DR	1685 MARGARET DR	DORR	MI	49323
05-252-098-00	KURZMANN CHRISTOPHER L & AGNES J	1660 SELLY OAK AVE	1660 SELLY OAK AVE	DORR	MI	49323
05-022-005-00	LAM ROGER JR & VALERIE	4118 16TH ST	4118 16TH ST	DORR	MI	49323
05-022-004-10	LEAR CAMERON & ASHLEY	4136 16TH ST	4136 16TH ST	DORR	MI	49323
05-350-170-00	LEWIS JANNIENE D	1677 MARGARET DR	1677 MARGARET DR	DORR	MI	49323
05-350-174-00	LIST COURTNEY & KIBBY JAMES	1659 MARGARET DR	1659 MARGARET DR	DORR	MI	49323
05-350-198-00	LISZEWSKI JOANNE	1674 MARGARET DR	1674 MARGARET DR	DORR	MI	49323
05-252-103-00	LONGSTREET DANIEL & DARLENE TRUST	1680 SELLY OAK AVE	1680 SELLY OAK AVE	DORR	MI	49323
05-340-157-00	LOPEZ ERIC II	4128 RANCHERO DR	4128 RANCHERO DR	DORR	MI	49323
05-252-102-00	LYNEMA JESSICA	1676 SELLY OAK AVE	1676 SELLY OAK AVE	DORR	MI	49323
05-252-107-00	MARSIGLIA ANNETE M	1696 SELLY OAK AVE	1696 SELLY OAK AVE	DORR	MI	49323
05-350-196-00	MATTIX TIMOTHY J & BETH	1664 MARGARET DR	1664 MARGARET DR	DORR	MI	49323
05-350-163-00	MATTSON BRYAN & ASHLEY	4103 RANCHERO DR	4103 RANCHERO DR	DORR	MI	49323
05-350-202-00	MCKENZIE MARK J & SANDRA K TRUST	1690 MARGARET DR	1690 MARGARET DR	DORR	MI	49323
05-252-060-00	MCKINNEY LEROY JOHN	1687 SELLY OAK AVE	1687 SELLY OAK AVE	DORR	MI	49323
05-252-099-00	MIKLUSICAK LIVING TRUST	1664 SELLY OAK AVE	1664 SELLY OAK AVE	DORR	MI	49323
05-350-238-00	MILING JOSEPH & BRIANNA	4090 RANCHERO DR	4090 RANCHERO DR	DORR	MI	49323
05-340-154-00	MILLER CHRISTOPHER & JESSICA	4116 RANCHERO DR	4116 RANCHERO DR	DORR	MI	49323

05-252-065-00	MITCHELL NELL & NAPOLILO DARCI	1667 SELLY OAK AVE	1667 SELLY OAK AVE	DORR	MI	49323
05-252-101-00	MONTEE CHARLES & HARRIET LVG TRST	1672 SELLY OAK AVE	1672 SELLY OAK AVE	DORR	MI	49323
05-252-109-00	MOUNTCASTLE TRUST	4136 LITCHFIELD DR	4136 LITCHFIELD DR	DORR	MI	49323
05-340-158-00	NORTHUP SHAUNA & BRENNAN	4132 RANCHERO DR	4132 RANCHERO DR	DORR	MI	49323
05-340-159-00	OUDBIER TIMOTHY	4136 RANCHERO DR	4136 RANCHERO DR	DORR	MI	49323
05-022-005-10	OVERZET DALE C & NANCY	RADSTOCK DR	RADSTOCK DR	DORR	MI	49323
05-350-173-00	PLAYFORD MARK W & MARTHA C	1663 MARGARET DR	1663 MARGARET DR	DORR	MI	49323
05-252-108-00	RIVERA, JOSHUA & GUADALUPE	4132 LITCHFIELD DR	4132 LITCHFIELD DR	DORR	MI	49323
05-350-197-00	RUBICK MATTHEW & JENNA LEIGH	1670 MARGARET DR	1670 MARGARET DR	DORR	MI	49323
05-350-167-00	SCHUMAKER DONALD & DEBORAH K	1689 MARGARET DR	1689 MARGARET DR	DORR	MI	49323
05-252-067-00	SCHUTTE ZACHARIAH & AMY	1659 SELLY OAK AVE	1659 SELLY OAK AVE	DORR	MI	49323
05-350-176-00	SHEPHERD MARY L	1651 MARGARET DR	1651 MARGARET DR	DORR	MI	49323
05-252-059-00	SIMLESS ELIZABETH J	4135 LITCHFIELD DR	4135 LITCHFIELD DR	DORR	MI	49323
05-350-169-00	ST LAURENT CAROL	1681 MARGARET DR	1681 MARGARET DR	DORR	MI	49323
05-252-094-00	SULLIVAN MICHAEL & KARA	4137 RADSTOCK DR	4137 RADSTOCK DR	DORR	MI	49323
05-340-129-00	TAUGHER CHRISTY	4115 RANCHERO DR	4115 RANCHERO DR	DORR	MI	49323
05-350-205-00	TAYLOR ZACHARY & LESLIE	4089 RANCHERO DR	4089 RANCHERO DR	DORR	MI	49323
05-350-177-00	TOWNSHEND MICHAEL A & DARLENE	1645 MARGARET DR	1645 MARGARET DR	DORR	MI	49323
05-252-095-00	TUGEN NICOLE	4133 RADSTOCK DR	4133 RADSTOCK DR	DORR	MI	49323
05-350-193-00	URBANSKI DOUGLAS R & BONNIE L	1652 MARGARET DR	1652 MARGARET DR	DORR	MI	49323
05-340-160-00	URBEN WILLIAM C & JULIE A	4140 RANCHERO DR	4140 RANCHERO DR	DORR	MI	49323
05-350-237-00	VANROEKEL JERRY & MOORE HEATHER R	1705 MARGARET DR	1705 MARGARET DR	DORR	MI	49323
05-022-005-20	WEAVER JOHN P & VIRGINIA M	4121 RADSTOCK DR	4121 RADSTOCK DR	DORR	MI	49323
05-340-127-00	WEESAW TAMMY L	4123 RANCHERO DR	4123 RANCHERO DR	DORR	MI	49323
05-350-171-00	WELLS CHRISTINE M	1673 MARGARET DR	1673 MARGARET DR	DORR	MI	49323
05-350-172-00	WIERCKZ CYNTHIA	1667 MARGARET DR	1667 MARGARET DR	DORR	MI	49323
05-350-195-00	WRIGHT TRAVIS L & MINDY A	1660 MARGARET DR	1660 MARGARET DR	DORR	MI	49323

PCI PROFESSIONAL CODE INSPECTIONS

1575 142nd Ave, Dorr, MI 49323
Ph: (616) 877-2000 Fax: (616) 877-4455
www.pcimi.com

MEMORANDUM

TO: Dorr Township Planning Commission

FROM: Jason Derry, AICP, Zoning Administrator

DATE: June 3, 2025

RE: **First Companies, Inc. – Site Plan Review – Multitenant Industrial**

PACKET CONTENTS

Memorandum..... 1
Application..... 8
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Lighting Plan..... 18
Landscaping Plan..... 19
Lighting Specs..... 20

The Planning Commission is scheduled to hear a request from Kevin Vreugdenhil of First Companies, Inc., applicant representing owner, for site plan review to construct a multitenant industrial suite within the I Industrial District.

GENERAL OVERVIEW

Property Information

The property addressed 4236 12th Street, also known as permanent parcel number 03-05-013-036-15, is located on the west side of 12th Street, just north of 142nd Avenue, and comprises approximately 9.95 acres with 651 feet of frontage. It is currently zoned I Industrial neighbored to the south by like I property, west by MX Mixed Use property, north by RE Rural Estates, and east by Leighton Township's C-2 General Business District.

Request Information

General Information

	Building West:	Building East:
Size:	55,200 sq. ft.	45,600 sq. ft.
Suites:	4	4

Setbacks *(from lot lines, right-of-way)*

	Building West:				*Building East:*			
	Front	*Side*	*Side*	*Rear*	*Front*	*Side*	*Side*	*Rear*
Required:	75'	8'	50'	50'	75'	8'	50'	50'
Proposed:	435'	80.5'	124'	69.9'	105'	212'	60'	400'

Request Narrative

Applicant is requesting site plan approval to construct a pair of ready-to-lease multitenant industrial suites. The proposal features eight total suites, sixteen loading docks, eight overhead doors, and 127 parking spaces.

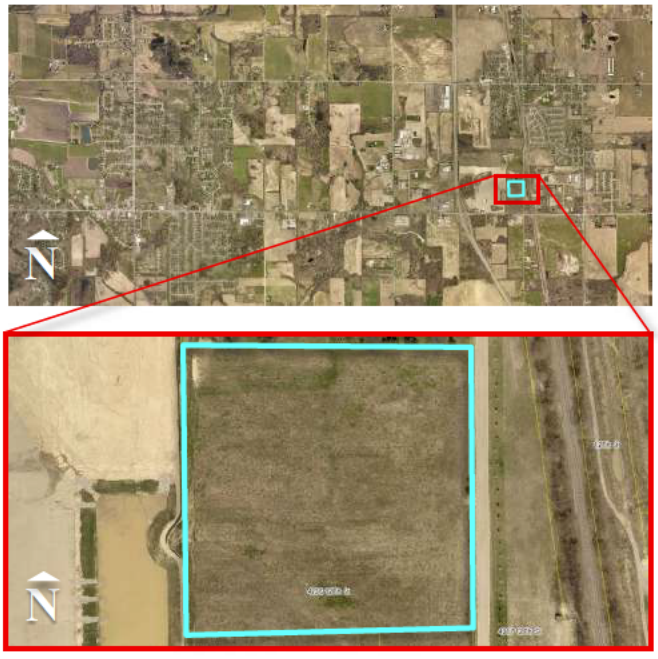


Figure 1. 1265 138th Avenue
(Allegan County Parcel Viewer, 2024)

RELEVANT LANGUAGE

— SITE PLAN REVIEW

Section 14A.06 Site Plan Review, Standards for Approval

"Prior to approving a site plan, the Planning Commission shall require that the following standards be satisfied: If these standards and the other requirements noted in this section or in other Township ordinances are met, the site plan shall be approved.

(a) The site shall be designed to minimize or avoid conflicting and unsafe vehicle turning movements on the site and at driveways serving the site; avoid driver sight obstructions and provide for vehicle access between adjoining parcels where practicable.

Findings: The site contains several traffic circulation systems. All employee and customer parking for the east building is to be in front of the building and can be easily accessed from both the north and south entrances. All loading traffic is directed to the rear. Both employee parking and loading traffic is to be funneled to the back of the site via a single access lane to the south. While requiring all employee and customer traffic to share maneuvering lanes with loading traffic is not ideal, the Planning Commission may simply wish to defer to the Fire Chief.

- The Planning Commission may wish to require **Fire Chief approval** of the proposed ingress/egress and parking and loading layout.

(b) Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

Findings: The site is currently an untilled field and has no notable natural features to preserve. The Planning Commission may find this standard has been met.

(c) The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences and landscaping should be used, as appropriate, to accomplish these purposes. Landscaping, landscape buffers and greenbelts shall be provided and designed in accordance with the Township's landscape provisions.

Findings: The only adjacent dwelling is to the north of the site. The landscaping plan indicates a total of sixteen (16) mature trees are to remain at the approximate north lot line. All area between these trees and the buildings are to be seeded with native prairie grasses. The distance between the house and the nearest building is approximately 120 feet. In general, the Planning Commission may find that the north lot line is to be adequately screened, however:

- The Planning Commission may wish to determine whether the **existing and proposed landscaping on the north side is sufficient** to meet the screening needs of the site.

(d) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as requested by the Township Fire Department.

Findings: Proposed plan will be subject to the conditions and approval of the Fire Chief.

(e) Walkways shall be provided as necessary for safe pedestrian movement.

Findings: Sidewalk connections are included at front doors to suites to connect parking lots to the buildings. While an industrial site such as this is highly unlikely to have a lot of pedestrian traffic, employees and occasional customers will still need to park and get to the doors. Given the length of the parking strips and distances of some parking stalls to the doors:

- The Planning Commission may wish to determine whether to **require raised sidewalks along fronts of all or some of parking strips** as an extension of the connections already proposed.

(f) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

Findings: *See comments above.* The site is to be accessed by 12th Street.

(g) Appropriate measure shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm water drainage system. Surface water on all paved areas shall be collected at intervals

so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.

Findings: The applicant has provided a thorough drainage plan with stormwater being directed to the existing detention pond to the south. In addition, an existing drainage easement for outflow of the Copart retention basin to the west will be moved around the proposed buildings and replaced with a buried storm drain which exits in the same southeast corner of the property.

Manhole #5 near this outlet seemingly has an elevation of 786.60 feet, which is higher than that of Manhole #4 before it at 783.30 feet and would impede the water's ability to drain out the outlet. However, I will defer to the Drain Commission for full review.

- The Planning Commission may wish to require **Drain Commission approval.**

(h) Exterior lighting shall be arranged so that illumination is deflected downward and away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Cut-off light fixtures may be required to accomplish this. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures should be minimized to reduce light pollution.

Findings: All lighting will be wall-mounted with vertically downward-facing fixtures. The submitted lighting plan indicates full cutoff is to be achieved at nearly all lot lines except in several rear spaces. Even these are just 0.1 footcandles and abut the Copart wall and detention basin. The Planning Commission may find this standard has been met.

(i) Outside storage areas including receptacles for the storage of trash, shall be screened by a vertical screen consisting of structural or plant materials not less than six feet in height or placed so they are not substantially visible from residential districts or public thoroughfares. The finished side of any wall, fence or other screen shall face adjacent properties.

Findings: Two waste receptacle locations are shown in the central loading area—one for each building. Plan description refers to a gated dumpster enclosure. No further details are given, but given the discreet placement between the buildings, the Planning Commission may nonetheless find the following standard has been met.

(j) All streets and driveways shall be developed in accordance with the Township Subdivision Control Ordinance, the Allegan County Road Commission or Michigan Department of Transportation specifications, unless developed as a private road in accordance with the requirements for private roads in the Township.

Findings: Driveway curb cuts are already installed.

(k) Site plans shall conform to all applicable requirements of county, state and federal statutes and approval may be conditioned on the applicant receiving necessary county, state and federal permits before final site plan approval or an occupancy permit is granted."

Findings: The applicant will need to secure Drain Commission approval for this project along with any necessary permits.

Section 15.05 - Design, Location, and Construction Requirements, Off-street Parking

"The following regulations shall apply to all uses except one- and two-family dwellings and farm uses.

***(a) Parking Lot Surface and Drainage.** All drives, driveways, and parking spaces shall be surfaced with asphalt or cement pavement. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.*

In order to reduce the amount of impervious surface and the corresponding storm water runoff and reduce heat given off by asphalt surfaces, the Planning Commission may approve alternate parking lot surfaces for overflow parking, or employee parking, or parking or maneuvering areas devoted to loading activities or parking for trucks or similar heavy equipment. Such alternate parking lot surfaces may include but shall not be limited to gravel, crushed stone, or products which are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces or similar dustless material.

Findings: All proposed parking and maneuvering lanes are to be paved.

- Applicant should receive **Drain Commission approval** of proposed drainage infrastructure.

***(b) Lighting.** Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining properties or streets and highways. Lighting fixtures in required parking facilities for commercial,*

industrial, or office districts within 150 feet of a Residential or Rural Agricultural Zoning District or an area recommended for such use in the Township Master Plan shall not exceed 23 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff.

Findings: *See comments above.* The Planning Commission may find this standard has been met.

(c) Parking Lot Setback. *All off-street parking areas, except those serving residential dwellings with less than five dwelling units, shall be set back a minimum of five feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided.*

Findings: The front parking lot is thirty (30) feet from the front lot line, the rear maneuvering lane is twelve (12) feet from the rear lot line, and the south maneuvering lane is 23.5 feet from the south lot line. The Planning Commission may find this standard has been met.

(d) Traffic Islands. *Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive. The Planning Commission may require traffic islands, striped pavement or other methods to achieve this.*

Findings: The parking lot is designed in strips along the maneuvering aisles and therefore require no islands.

(e) Pedestrian Protection. *Parking lots shall be designed to limit the number of points where pedestrians must cross in front of vehicles. In particular, vehicle access in front of building entrances and exits should be minimized. Landscaped pedestrian walkways to and from parking areas may be required to enhance pedestrian safety.*

Findings: *See comments above*. While parking is largely placed as close to doors as possible, the lack of raised sidewalks at the front means employees and customers will likely walk behind parked vehicles to get to front doors, especially in the winter. This creates an unnecessary risk where pedestrians must share the maneuvering lane with drivers and watch for reversing parked cars.

- The Planning Commission may wish to determine whether to **require raised sidewalks along fronts of all or some of parking strips** as an extension of the connections already proposed.

(h) Snow Storage. *Snow shall not be stored in areas with plantings or where it may create visibility problems for drivers or pedestrians.*

Findings: Snow storage may be found in the existing detention pond to the south and open space to the north.

(i) Side and Rear Location. *Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.*

Findings: All parking for the west building is to the rear of the east building, satisfying this need. All parking for the east building is in front of the building. However, since these industrial buildings require loading docks and overhead doors, the Planning Commission may find it agreeable to place the parking lot out front instead of the loading docks.

The Planning Commission may find this standard has been met.

(j) Uses Permitted. *Off-street parking areas shall not be used for repair, dismantling or servicing of motor vehicles."*

Findings: No such vehicular activities are proposed for this site.

Section 15.06 – Size of Parking Space and Aisle

Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 1 below.

Parking Angle	***Maneuvering Aisle Width***		***Parking Stall Width***	***Parking Stall Length***	***Total Width of 2 Stalls of Parking Plus Maneuvering Aisle***	
	One Way	***Two Way***			***One Way***	***Two Way***
75° to 90°	*12 feet*	*24 feet*	*10 feet*	*18 feet*	*48 feet*	*60 feet*
Proposed Parking:	–	24 feet	10 feet	18 feet	–	60 feet

Findings: The Planning Commission may find these standards have been met.

Section 15.07 – Schedule of Off-street Parking Requirements

"Each use shall provide spaces in conformance with the following schedule of requirements:"

	Use		Number of Motor Vehicle Parking Spaces Required per Unit of Measure
(c)	***Offices***		
	(2)	*General office buildings.*	*One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.*
(f)	***Industrial Use***		
	(2)	*Wholesale, warehouses, or distribution facilities, and trucking terminals.*	*One space per 1,500 square feet of gross floor area or one per employee, whichever is greater.*

Proposed Parking: Parking calculations have been provided.

BUILDING WEST
Warehouse: 44,160 sf / 1,500 sf = 30 spaces
Office: 11,040 sf / 300 sf = 7 spaces

Total Required: 67 Spaces.
Total Proposed: 73 Spaces

BUILDING EAST
Warehouse: 36,480 sf / 1,500 sf = 25 spaces
Office: 9,120 sf / 300 sf = 31 spaces

Total Required: 56 spaces
Total Proposed: 60 spaces

Findings: The Planning Commission may find this standard has been met.

Section 4.41 - Landscaping/greenbelt Standards

"The purpose of this article is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as greenbelts between uses and along roadways. Landscaping is considered by the Township to be an important element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the Township.

The landscape standards of this article are considered the minimum necessary to achieve the objectives noted above. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

(c) ***Landscaping requirements.***

(1) A landscape area or greenbelt as required herein shall be provided as follows:

i. Wherever a commercial or industrial zone abuts a residential zone or use.

Findings: The property is abutted by like I Industrial property to the south, MX Mixed Use property to the west, Leighton Township's C-2 General Commercial to the east, and RE Rural Estates to the north. A greenbelt or acceptable equivalent is therefore required to the north. The applicant has submitted a landscaping plan which denotes that several mature trees on or near the north property line are to remain in place.

- The Planning Commission may wish to determine whether the **existing and proposed landscaping on the north side is sufficient** to meet the screening needs of the site.

Should the Planning Commission determine the proposed screening insufficient, it may choose to require some or all of the following greenbelt standards in Sections 4.41(d)–(f).

(2) Landscaping requirements shall not apply where adjacent zoning districts are separated by a public street. In such case, the front yard landscaping requirements of this article shall apply.

(d) ***Width and planting requirements for greenbelts.***

(1) *A greenbelt shall be a minimum of 15 feet wide.*

(2) *For each 25 linear feet abutting the adjacent property, three trees shall be planted within the greenbelt. Such trees shall be a mixture of evergreen, canopy and ornamental trees.*

(e) ***Plant spacing and size requirements.***

(1) *Plant materials shall not be placed closer than four feet from the fence line or property line.*

(2) *Evergreen trees shall be planted not more than 25 feet on centers, and shall be not less than five feet in height.*

(3) *Ornamental trees or tree-like shrubs shall be planted not more than ten feet on centers, and shall not be less than four feet in height.*

(4) *Large deciduous shrubs shall be planted not more than four feet on centers, and shall not be less than three feet in height.*

(5) *Large deciduous trees shall be planted not more than 25 feet on centers, and shall be not less than three inch caliper.*

(f) ***Berms, walls, and fences.***

(1) *If a berm is used for all or part of the greenbelt, required plant material quantities may be reduced by 25 percent. The berm shall comply with minimum standards contained in this article. All plant materials shall be placed along the top and exterior side slope of the berm. The greenbelt width shall be increased as needed to accommodate maximum berm side slopes of one foot vertical rise to three feet horizontal.*

(2) *A screen wall or fence may be used for all or part of the greenbelt. If a fence or screen wall is used, the following regulations shall apply.*

i. *Required quantities of plant materials may be reduced by 50 percent for that area abutting the fence or wall.*

ii. *The fence or wall shall comply with the applicable regulations of Section 4.38 [300.228] of this Ordinance.*

Findings: Should the Planning Commission determine the proposed screening insufficient, it may choose to require some or all of the above greenbelt standards in Sections 4.41(d)– (f).

(i) ***Front yard landscaping.*** *Except for necessary driveways, frontage roads, service drives or walkways, the front yard shall be landscaped according to the following minimum requirements.*

(1) *For each 75 feet in length of road frontage three trees shall be planted within the front yard. Such trees shall be a mixture of evergreen, canopy and ornamental trees.*

(2) *Shrubs at a rate of one per each tree required.*

<table>
<tr><td></td><td colspan="3">Frontage (545.36 feet, driveways (106.93 feet) excluded)</td></tr>
<tr><td>Planting Type</td><td>Required</td><td colspan="2">Proposed</td></tr>
<tr><td rowspan="3">Trees</td><td rowspan="3">545.36 / 75 = 7.27 * 3 = 22 trees</td><td>9 canopy</td><td rowspan="3">22 trees total</td></tr>
<tr><td>6 evergreen trees</td></tr>
<tr><td>6 ornamental</td></tr>
<tr><td>Shrubs</td><td>22 trees = 22 shrubs</td><td colspan="2">22 shrubs</td></tr>
</table>

Findings: The Planning Commission may find this standard has been met.

(3) *Not applicable. No front yard berms proposed.*

(j) ***Off-street parking area landscaping requirements.*** *All parking areas having 20 or more parking spaces shall be landscaped according to the following minimum requirements:*

(1) *One canopy tree for every 20 parking spaces, with a minimum of two trees, shall be planted adjacent to and within the parking area.*

Parking Spaces, Currently Proposed	
Required	**Proposed**
133 proposed stalls / 20 = ***7 trees***	**7 tree**

Findings: The Planning Commission may find this standard has been met.

(2) Trees shall be located to prevent damage by motor vehicles.

(3) Landscaping islands shall be dispersed through the parking lot in order to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six feet wide and shall contain at least one canopy tree.

(4) Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.

(5) All landscape areas shall be protected by raised curbs, parking blocks or other similar methods.

(6) Where any parking area, excepting areas serving one-family or two-family dwellings, abuts or faces a public right-of-way, a three-foot-high continuous obscuring screen at least three but no more than four feet high may be required between the parking area and the public road right-of-way line. The screen may be comprised of natural or manmade material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.

(7) Landscaping required for greenbelts and front yard landscaping that abuts off-street parking areas may substitute for up to 50 percent of the required parking lot landscaping.

Findings: The Planning Commission may find the above standards have been met.

SUMMARY & CONCLUSION

Summary

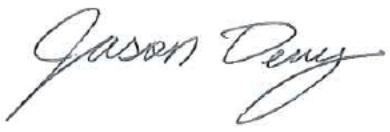
Should the Planning Commission consider approval of this site plan, the following items should be discussed and/or stipulated as conditions for approval. These items may be set as conditions to be submitted for administrative approval or to return to the Planning Commission for verification.

	Memo Page	Ordinance Section	Potential Condition
Approval from:	2	**§ 14A.06**	➢ Dorr Township **Fire Chief**.
	3	**§ 14A.06** **§ 15.05**	➢ Allegan County **Drain Commission**.
Discussion of:	2 4 5	**§ 14A.06** **§ 15.05** **§ 4.41**	➢ whether the **existing and proposed landscaping on the north side is sufficient** to meet the screening needs of the site.
	2 4	**§ 14A.06** **§ 15.05**	➢ whether to require **raised sidewalks along fronts of all or some of parking strips** as an extension of the connections already proposed.

Conclusion

I hope the information provided is helpful to you as you consider this Rezoning Petition. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at (616) 877-2000 ext. 215 or by email at jderry@pcimi.com.

With Warm Regards,



Jason Derry, AICP
Dorr Township Zoning Administrator
Professional Code Inspections of Michigan, Inc.

DORR TOWNSHIP
4196 18th Avenue Dorr, MI 49323
Ph. 616-681-9874 Fax 616-681-2411
Application for Planning Commission Review

Date: March 24, 2025

1. Applicant Name: First Companies, Inc. Attn: Kevin Vreugdenhil

   Address: 6355 East Paris Avenue, Caledonia, MI 49316

   Telephone: (HOME) [redacted] (BUS.) [redacted]

   Applicant's interest in property: Owner

2. Owner Name (IF DIFFERENT FROM ABOVE): _____

3. Request:

   ? Rezoning ? Special Land Use ? Plat
   ? Site Plan Review ? PUD ? Site Condominium
   ? Other

   Project Description: 45,600 and 55,200 square feet building

4. Address of Property: 4236 - 12th Street

5. Legal Description: See plan

6. Current Zoning: Industrial Proposed Zoning: same

7. Size of Parcel: 9.95 acres

8. Applicant's Signature: Kevo (DATE) 5/1/2025

9. Property Owner's Signature: 1215 142nd Ave Ventures LLC (DATE) 5/1/2025

OFFICE USE ONLY

Application #: _____ Date(s) Advertised: _____

Fees Paid: _____ Date of Meeting: (COMM.) _____ (BOARD) _____

Action Taken by Commission: _____

Action Taken by Board: _____

DORR TOWNSHIP ESCROW FORM

*for **Planning Commission** Meetings/Hearings*

This is a **separate Dorr Township form** that accompanies applications for all planning and zoning requests in the Township. This form may be processed separately from the request application with which it was received. **Please include the requested information below** to ensure that your Planning or Zoning request is properly processed and that any refunds due are properly returned.

APPLICANT and PROPERTY INFORMATION

1. Applicant: First Companies, Inc. Attn: Kevin Vreugdenhil *(Name)*
2. Phone Number: [redacted]
3. Address: 6355 East Paris Avenue, Caledonia, MI 49316 *(Address)* *(City)*
4. Email: [redacted]
5. Address of subject property *(if applicable)*: 4236 - 12th Street
6. Permanent Parcel Number of subject property *(full tax ID #, if applicable)*: 05-013-036-14 (north 9.95 acres)
7. Signature(s) of Applicant(s): KVD Date: 5/1/2025

PAYMENT INFORMATION — Please check the boxes next to the request, fees, and escrow applicable to your application and record the total below.

Fee Schedule Item (Planning Commission)	Fee +	Escrow +	Discretionary Escrow *(if applicable)*
☐ 2) Subdivisions and Site Condominium Review	☐ $500	☐ $500	☐ $ _____
☐ 3) Special Use Permit Request	☐ $450	–	☐ $ _____
☐ 4) Rezoning Request	☐ $700	–	☐ $ _____
☑ 5) Site Plan Review	✓ $500	✓ $500	$ _____
☐ 6) PUD Projects	☐ $700	☐ $500	☐ $ _____
☐ 9) Text Amendment Request	☐ $700	–	☐ $ _____

Total amount of payment: $ 1,000 ☐ Cash *or* ☐ Check Number: # _____

REFUND INFORMATION

If any refunds are due from Escrow Account, check should be made payable to:

Applicant/Recipient: First Companies, Inc. Address: 6355 East Paris Ave., Caledonia, MI 49316

DO NOT WRITE BELOW THIS LINE

ESCROW INFORMATION

Escrow Account Number: # _____

Escrow Amount: $_____ Post Date: _____

CHECK INFORMATION

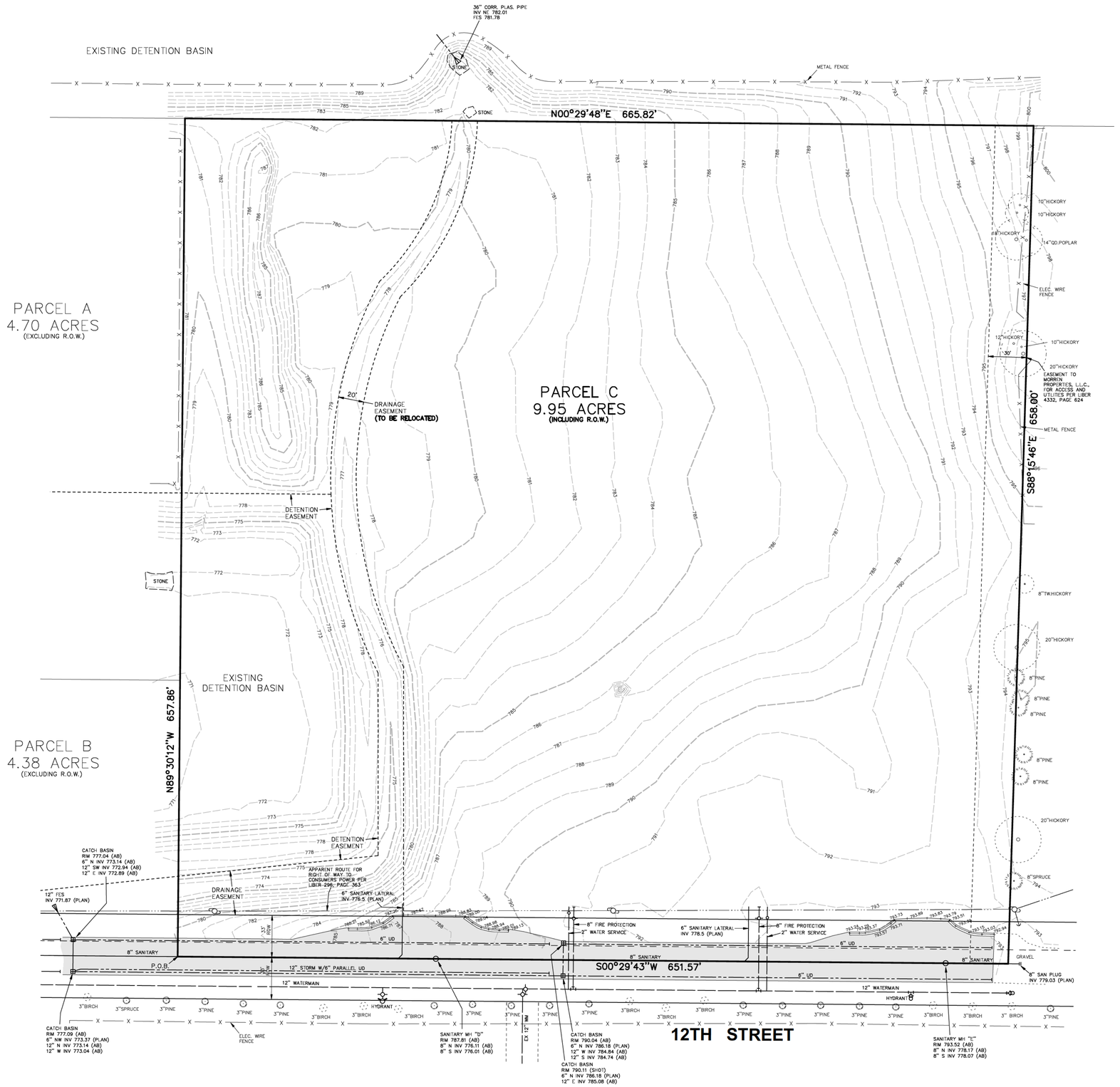
Returned Check Amount: $_____ Check Number: # _____ Date of Check: _____

Clerk's Signature: _____ Date: _____

☐ Clerk creates Escrow Account.

☐ Treasurer posts fee/escrow amount and date. Give Clerk a copy of the receipt, check, and original form.

Treasurer's Signature: _____ Date: _____



0' 20' 40'

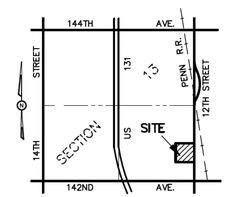
SCALE : 1"=40'

LEGEND

- o = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = MANHOLE
- = MAILBOX
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

Know what's below. Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

COVER SHEET / EXISTING CONDITIONS PLAN

PARCEL C – 4236 12TH STREET

FOR: FIRST COMPANIES
ATTN : CRAIG BAKER
6355 EAST PARIS AVE
CALEDONIA, MI 49316

PART OF THE SE 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

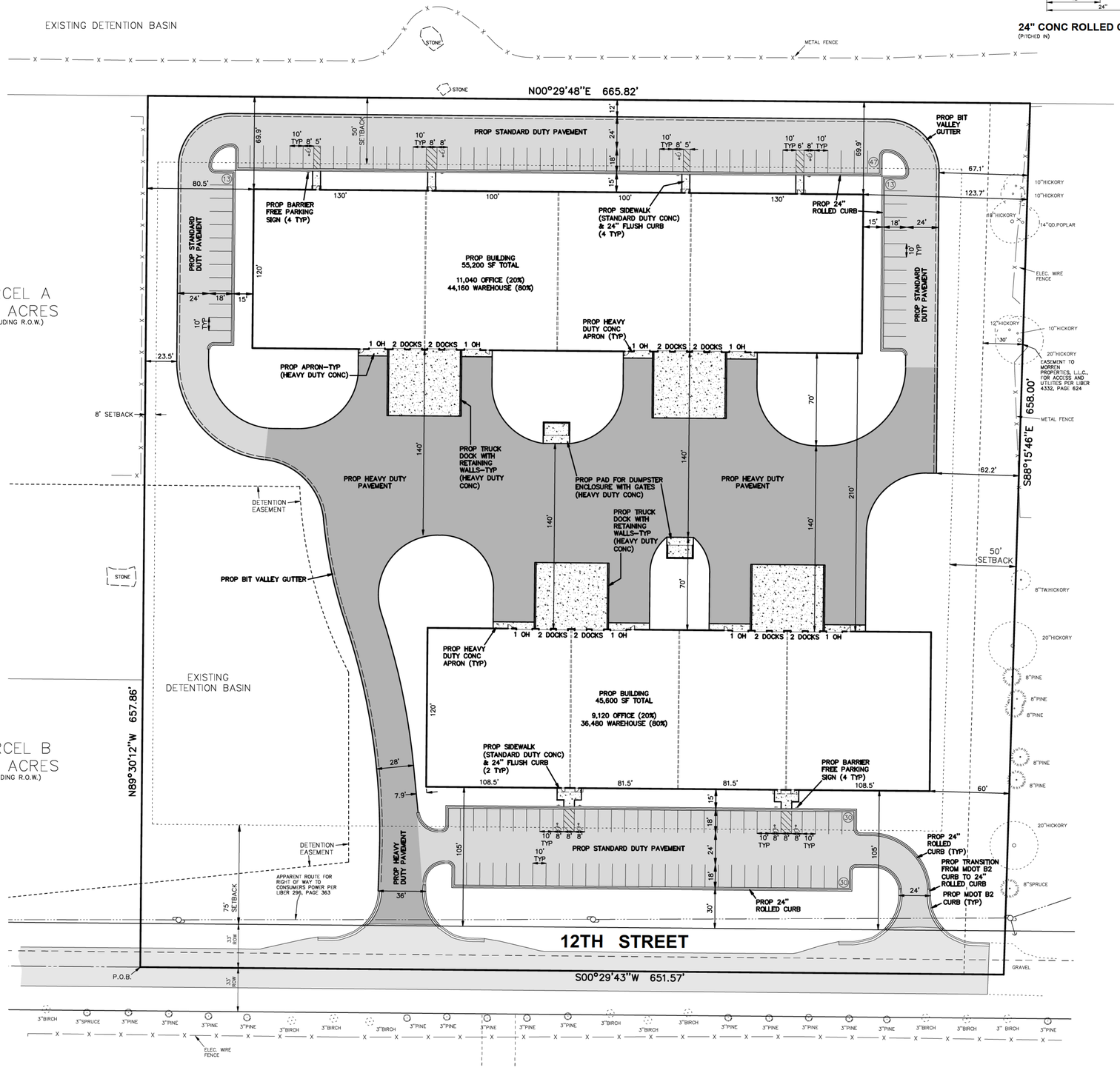
DATE	REVISION	BY

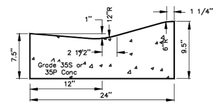
exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: MK
APPROVED BY: TRS
FILE NO.: 231689E
PROJ. ENG.: TRS
PROJ. SURV.: KJV
DATE: 03-17-25

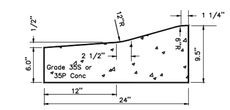
SHEET 1 of 4

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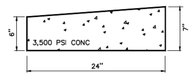




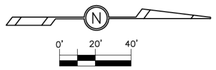
24" CONC ROLLED CURB DETAIL
(PITCHED IN)



24" CONC ROLLED CURB DETAIL
(PITCHED OUT)



24" FLUSH CURB



SCALE : 1"=40'

LEGEND

- O = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = MANHOLE
- = MAILBOX
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES



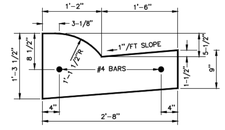
4" CONCRETE MIX WITH CRUSHED LIMESTONE, 3500 PSI, & WELDED WIRE FABRIC (6x6-W1.4xW1.4)
4" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY CONCRETE SECTION

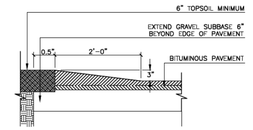


1 1/2" OF HMA 5E1
2 1/2" OF HMA 3C
8" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

HEAVY DUTY PAVING SECTION
(DARK SHADED AREAS)



MDOT "B2" CURB DETAIL



BITUMINOUS VALLEY GUTTER



7" OF MDOT P1 CONCRETE MIX WITH MDOT 6AA CRUSHED LIMESTONE, 4000 PSI, & WELDED WIRE FABRIC (6x6-W2.9xW2.9)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

HEAVY DUTY CONCRETE SECTION



1 1/2" OF HMA 5E1
1 1/2" OF HMA 3C
6" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY PAVING SECTION
(LIGHT SHADED AREAS)

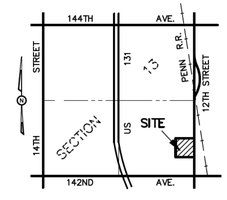
GENERAL NOTES :

1. PROPERTY DESCRIPTION FOR PARCEL C :
   PART OF THE SE 1/4 OF SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SE CORNER OF SAID SECTION 13; THENCE N00°29'43"E 672.50 FEET ALONG THE EAST LINE OF SAID SE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N89°30'12"W 657.86 FEET; THENCE N00°29'48"E 665.82 FEET; THENCE S88°15'46"E 658.00 FEET TO THE EAST LINE OF SAID SE 1/4; THENCE S00°29'43"W 651.57 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.
2. CURRENT ZONING : INDUSTRIAL
3. SETBACKS :
   FRONT - 75'
   SIDE - 8' (50' TO RESIDENTIAL ZONE)
   REAR - 50'
4. PARKING CALCULATION :

EAST WAREHOUSE = 1 / 1500 SF = 36,480 / 1500	= 25 SPACES
EAST OFFICE = 1 / 300 SF = 9,120 / 300	= 31 SPACES
TOTAL REQUIRED	= 56 SPACES
PROPOSED PARKING SHOWN	= 60 SPACES (INCLUDING 4 BARRIER FREE)
WEST WAREHOUSE = 1 / 1500 SF = 44,160 / 1500	= 30 SPACES
WEST OFFICE = 1 / 300 SF = 11,040 / 300	= 37 SPACES
TOTAL REQUIRED	= 67 SPACES
PROPOSED PARKING SHOWN	= 73 SPACES (INCLUDING 4 BARRIER FREE)

Know what's below. Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

SITE LAYOUT PLAN

PARCEL C – 4236 12TH STREET

FOR: FIRST COMPANIES
ATTN : CRAIG BAKER
6355 EAST PARIS AVE
CALEDONIA, MI 49316

PART OF THE SE 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

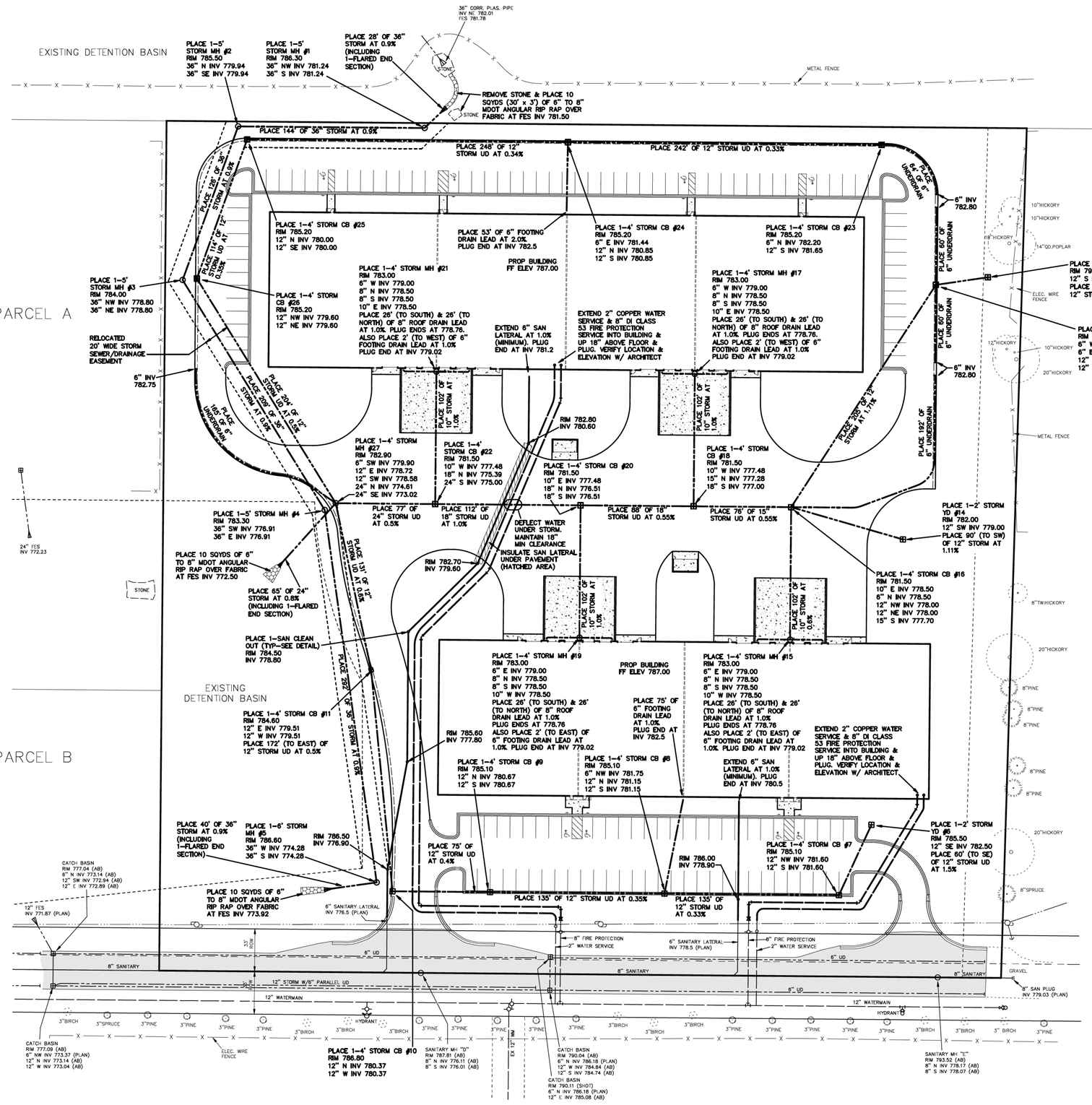
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DATE	REVISION	BY

DRAWN BY: MK
APPROVED BY: TRS
FILE NO.: 231689E
PROJ. ENG.: TRS
PROJ. SURV.: KJV
DATE: 03-17-25

SHEET 2 of 4

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0' 20' 40'

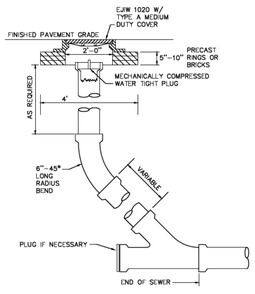
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LEGEND

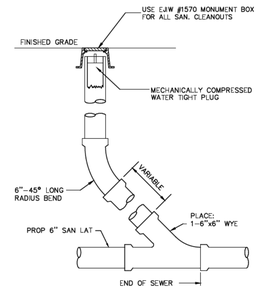
- O = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = MANHOLE
- = MAILBOX
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

GENERAL NOTES :

1. CATCH BASINS (CB) WITHIN BIT VALLEY GUTTER SHALL HAVE EJ #7065 CASTINGS WITH M1 GRATES + 2' SUMPS.
2. CATCH BASINS (CB) WITHIN CONC ROLLED CURB SHALL HAVE EJ #7065 CASTINGS WITH M1 GRATES + 2' SUMPS.
3. CATCH BASINS (CB) WITHIN PAVED AREAS SHALL HAVE EJ #5105 CASTINGS + 2' SUMPS.
4. 2' DIA YARD DRAINS (YD) SHALL HAVE EJ #G121-N GRATES ONLY + 2' SUMPS.
5. STORM MANHOLES (MH) SHALL HAVE EJ #1020 CASTINGS WITH SOLID COVERS + NO SUMPS.
6. STORM SHALL BE ADS N-12 OR APPROVED EQUAL. UNLESS NOTED OTHER WISE.
7. STORM UNDERDRAIN (UD) SHALL BE PERFORATED ADS N-12 WITH SOCK OR APPROVED EQUAL.
8. 6' UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 2.5' MINIMUM COVER WHEN POSSIBLE.
9. ROOF DRAIN LEAD SHALL BE PVC SDR-35.
10. FOOTING DRAIN LEAD SHALL BE PVC SDR-35.



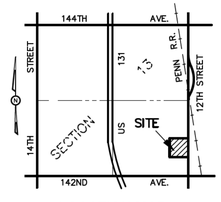
SAN SEWER LATERAL CLEANOUT DETAIL
(WITHIN PAVEMENT)



SAN SEWER LATERAL CLEANOUT DETAIL
(OUTSIDE OF PAVEMENT)

811 Know what's below. Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER No. 6201038273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

UTILITY PLAN

PARCEL C – 4236 12TH STREET

FOR: FIRST COMPANIES
ATTN : CRAIG BAKER
6355 EAST PARIS AVE
CALEDONIA, MI 49316

PART OF THE SE 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

DATE	REVISION	BY

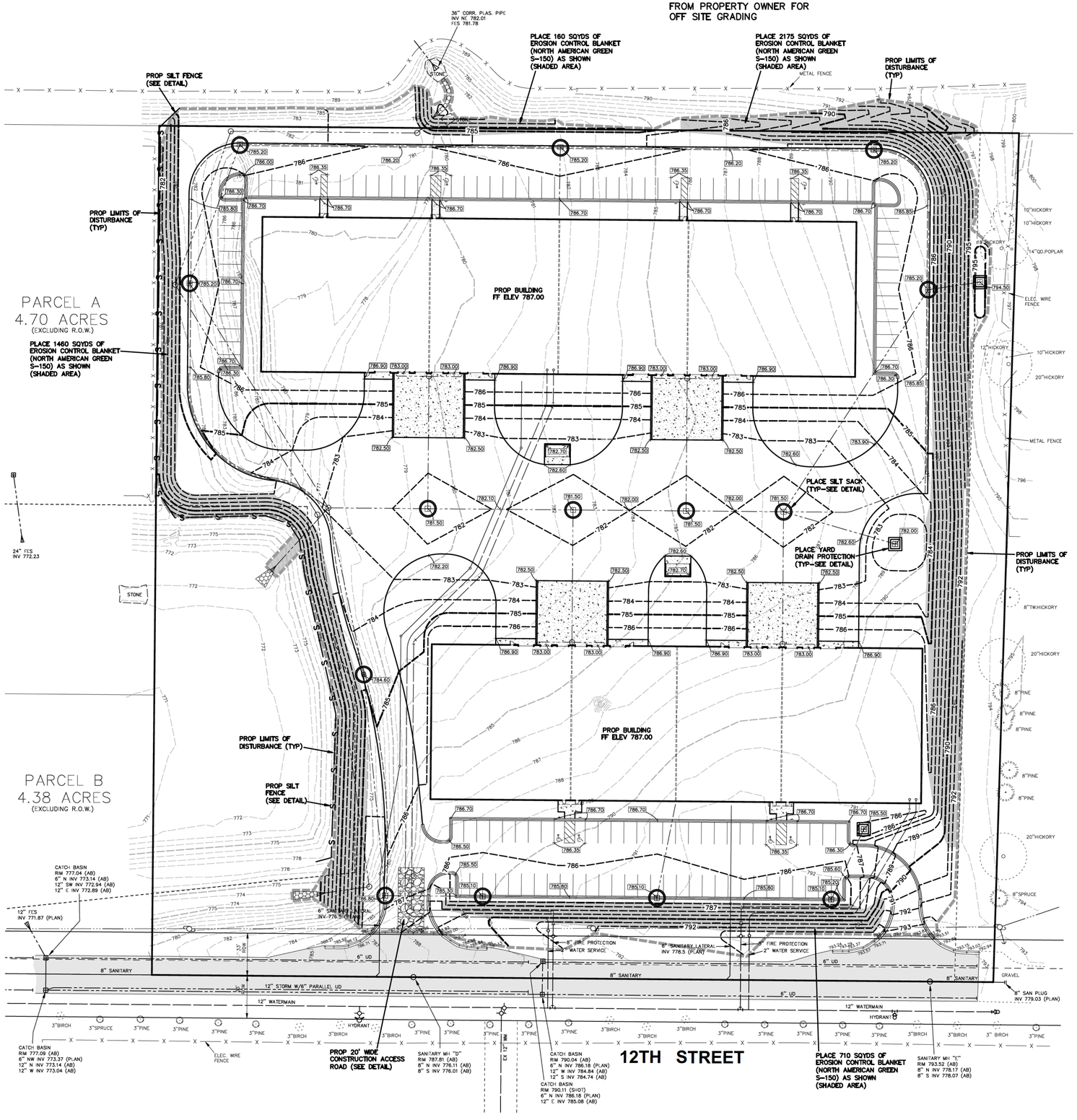
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DRAWN BY: MK
APPROVED BY: TRS
FILE NO.: 231689E
PROJ. ENG.: TRS
PROJ. SURV.: KJV
DATE: 03-17-25

SHEET 3 of 4

P:\Projects\2023\231689\Drawings\231689-2024.DWG, C03-UTIL, 5/8/2025 1:26:31 PM, mkottke

NOTE :
OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNER FOR OFF SITE GRADING



SOIL EROSION CONTROL NOTES :

1. TOTAL AREA OF DISTURBANCE = 8.4 ACRES
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED
5. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
6. PROTECT 14 NEW STORM INLETS WITH SILT SACKS AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
7. PROTECT 3 PROPOSED YARD DRAINS WITH YARD DRAIN PROTECTION AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
8. CONTRACTOR IS RESPONSIBLE TO SWEEP ANY TRACKING ON PUBLIC STREETS CAUSED BY SITE CONTRACTOR OR HIS SUBCONTRACTORS.

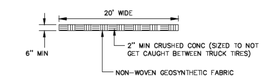
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0' 20' 40'

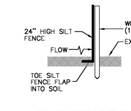
SCALE : 1"=40'
1' CONTOUR INTERVAL

LEGEND

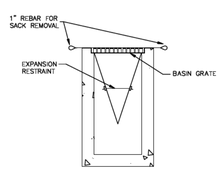
- = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = MANHOLE
- = MAILBOX
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES
- 789 = PROPOSED CONTOUR
- 789 = EXISTING CONTOUR
- 787.00 = PROPOSED SPOT ELEVATION
- 786.99 = EXISTING SPOT ELEVATION
- = PROPOSED YARD DRAIN PROTECTION
- = PROPOSED SILT SACK



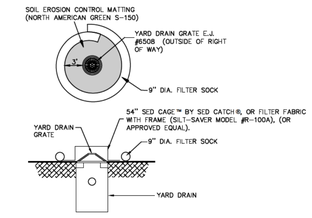
CONSTRUCTION ACCESS ROAD DETAIL



SILT FENCE DETAIL



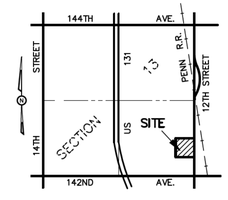
SILT SACK DETAIL



YARD DRAIN PROTECTION DETAIL

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TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP

GRADING & SOIL EROSION CONTROL PLAN

PARCEL C – 4236 12TH STREET

FOR: FIRST COMPANIES
ATTN : CRAIG BAKER
6355 EAST PARIS AVE
CALEDONIA, MI 49316

PART OF THE SE 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

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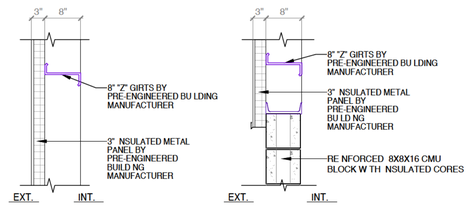
DRAWN BY: MK	PROJ. ENG.: TRS	SHEET
APPROVED BY: TRS	PROJ. SURV.: KJV	4 of 4
FILE NO.: 23168E	DATE: 03-17-25	

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Floor Plan Notes

1. ALL EXTERIOR DIMENSIONS SHALL REFERENCE GR D LINES ON OUTSIDE FACE OF FRAMING STRUCTURE. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYP. BD. UNO.
2. UNLESS NOTED OTHERWISE, ALL NON-LOAD BEAR NG INTERIOR PARTITION WALLS SHALL BE CONSTRUCTED OF 2x4 WOOD STUDS @ 16" OC W/ SOUND ATTENUATION BATTS AND 5/8" GYP BOARD EACH SIDE. PROV DE GYPSUM BOARD CONTROL JOINTS @ 30'-0" O.C.
3. REFER TO WALL SECTIONS AND EXTERIOR ELEVATIONS FOR EXTERIOR WALL MATERIALS.
4. ALL WOOD FRAM NG THAT COMES IN CONTACT WITH DISSIM LAR MATERIAL SHALL BE TREATED TO RESIST DECAY AND/OR HAVE A BARRIER TO PREVENT MOISTURE TRANSMISSION.
5. ALL METAL TO METAL CONNECTIONS SHALL BE SUCH AS TO AVO D DISSIMILAR METAL GALVANIC CORROSION.
6. FLOOR DRAINS, UNLESS REQUIRED OTHERWISE, SET ALL FLOOR DRAINS 1" BELOW FLOOR L NE AND PITCH FROM 24" RADIUS.
7. UNLESS NDICATED OTHERWISE, FLOOR MATERIAL CHANGES SHALL OCCUR BENEATH DOORS OR THRESHOLDS.
8. WHERE OPENINGS IN INTERIOR PARTITIONS OCCUR (INCLUDING DOORS AND WINDOWS), CONSTRUCTION ABOVE OPENINGS SHALL MATCH ADJACENT CONSTRUCTION IN F NISH AND FIRE RATING.
9. METAL STUD GAUGES SHALL BE DETERMINED BY STEEL STUD SUPPLIER'S ENGINEER.

Wall Types



1 TYPICAL EXTERIOR PRE-ENG NEERED WALL ASSEMBLY

2 TYPICAL EXTERIOR PRE-ENGINEERED WALL ASSEMBLY W/ CMU (SEE EXTERIOR ELEVATIONS)

Wall Types Legend

FIRE RESISTANCE RATING
NONE
1 1 HOUR
2 2 HOUR
3 3 HOUR
4 4 HOUR

WALL COMPOSITION
NUMBER EXTER OR WALL TYPE
LETTER NTER OR WALL TYPE

STUD SIZE
1 1 5/8" METAL STUD
2 2 1/2" METAL STUD
3 3 5/8" METAL STUD
4 4" METAL STUD
5 2x4 WOOD STUD
6 6" METAL STUD
7 2x6 WOOD STUD
8 8" METAL STUD
O OTHER SEE WALL TYPES

A-A
6 O

WALL INSULATION
A SOUND ATTENUAT ON
T THERMAL
NONE

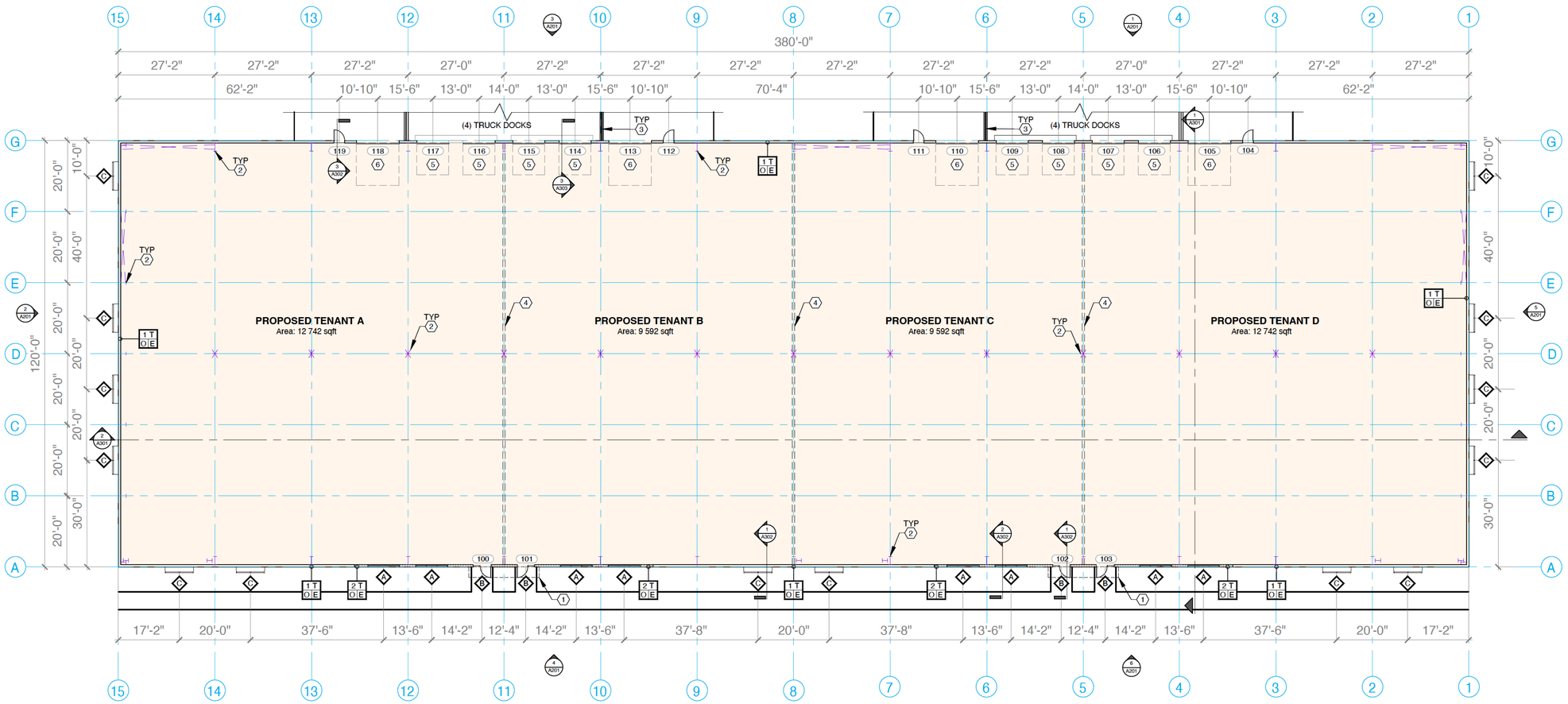
WALL STUD & FINISH HEIGHT
E EXTER OR SEE SECT ONS
X SHAFT SEE SECT ONS
S BOTTOM OF STRUCTURE
C EXTEND 6" ABOVE CE L NG
O OTHER SEE WALL TYPE
(#) TOP OF WALL N NCHES
R UNDERS DE OF ROOF DECK

CONCRETE WALL THICKNESS
A 4" NOM NAL BLOCK/ 4" CONC
B 6" NOM NAL BLOCK/ 6" CONC
C 8" NOM NAL BLOCK/ 8" CONC
D 10" NOM NAL BLOCK/ 10" CONC
E 12" NOM NAL BLOCK/ 12" CONC

Floor Plan Keynotes (Not all keynotes appear on each floor plan)

GENERAL NOTES:
REFER TO C V L DRAW NGS FOR LOCAT ON DETA LS AND NFORMAT ON REGARD NG ALL EXTER OR S DEWALKS

1. PRE FABR CATED METAL CANOPY OVER ENTRY
2. STRUCTURAL MEMBER REFER TO STRUCTURAL DRAW NGS FOR S ZE AND LOCAT ON
3. 35 LF 3 6" STEEL GUARDRA L AT RETA N NG WALL AT TRUCK DOCKS SEE STRUCTURAL
4. TENANT DEM S NG WALL TO BE BU LT DUR NG TENANT BU LD OUT
5. 9 X 9 TRUCK DOCK OVERHEAD DOOR
6. 12 X 14 OVERHEAD DOOR



1. First Floor

SCALE: 1/16" = 1'-0"
FLOOR AREA: 45 600 SQ FT

0' 8' 16' 32'

N

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Parcel C - 45,600 sqft PEMB
4236 12th Street
Dorr, MI
First Floor Plan

Made in Michigan

Revisions:

Project No: 224031
Issue Date: 05/01/25
Reviewer: KCD
Drawn By: TMC

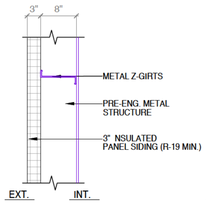
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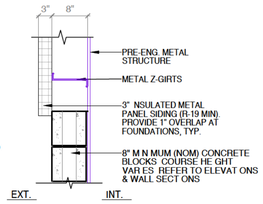
Floor Plan Notes

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8. WHERE OPENINGS IN INTERIOR PARTITIONS OCCUR (INCLUDING DOORS AND W NDOWS), CONSTRUCTION ABOVE OPEN NGS SHALL MATCH ADJACENT CONSTRUCTION IN FINISH AND FIRE RAT NG.
9. METAL STUD GAUGES SHALL BE DETERM NED BY STEEL STUD SUPPLIER'S ENG NEER.

Wall Types



1 TYPICAL EXTERIOR WALL WITH INSULATED PANELS AND Z-GIRTS



2 TYPICAL EXTERIOR CMU ASSEMBLY WITH INSULATED METAL PANELS AND Z-GIRTS.

Wall Types Legend

FIRE RESISTANCE RATING
NONE
1 1 HOUR
2 2 HOUR
3 3 HOUR
4 4 HOUR

WALL COMPOSITION
NUMBER EXTER OR WALL TYPE
LETTER NTER OR WALL TYPE
PLUS EXT MATER AL VAR ES

STUD SIZE
1 1 5/8" METAL STUD
2 2 1/2" METAL STUD
3 3 5/8" METAL STUD
4 4" METAL STUD
5 2x4 WOOD STUD
6 6" METAL STUD
7 2x6 WOOD STUD
8 8" METAL STUD
O OTHER SEE WALL TYPES

A-A
6 O

WALL INSULATION
A SOUND ATTENUAT ON
T THERMAL
NONE

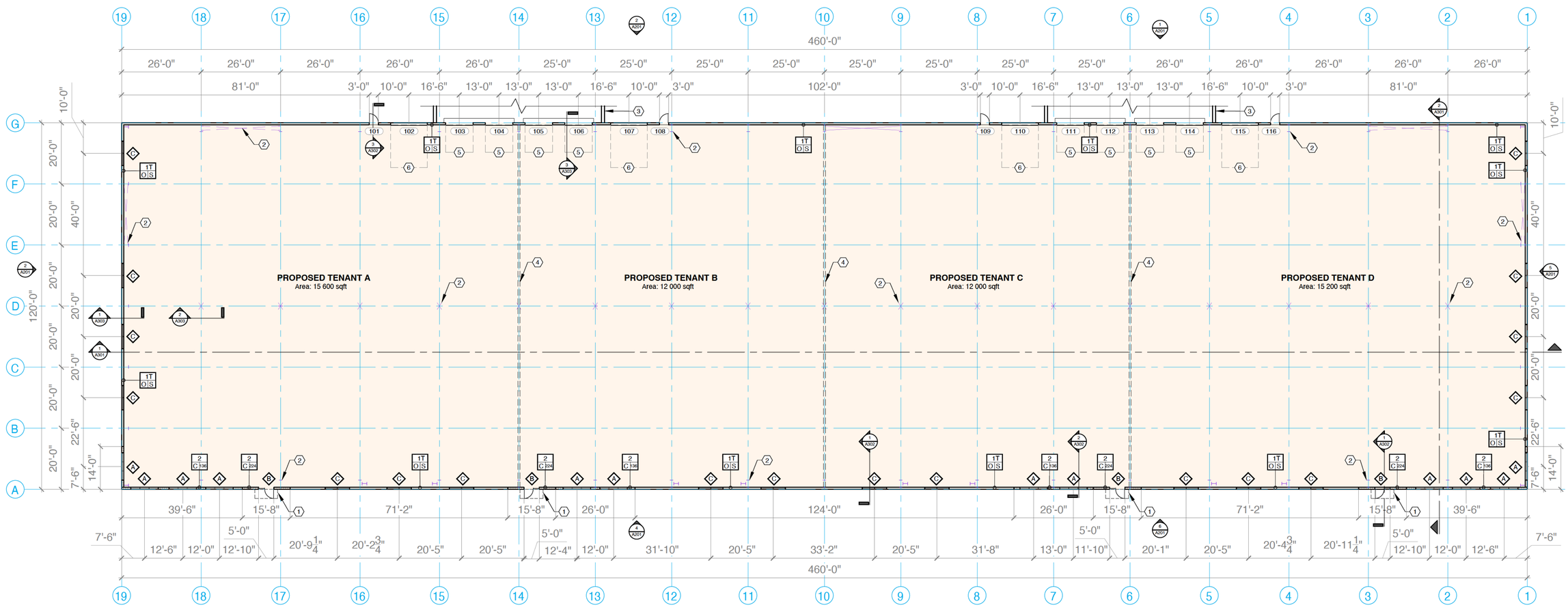
WALL STUD & FINISH HEIGHT
E EXTER OR SEE SECT ONS
X SHAFT SEE SECT ONS
S BOTTOM OF STRUCTURE
C EXTEND 6" ABOVE CE L NG
O OTHER SEE WALL TYPE
(#) TOP OF WALL N NCHES
R UNDERS DE OF ROOF DECK

CONCRETE WALL THICKNESS
A 4" NOM NAL BLOCK/ 4" CONC
B 6" NOM NAL BLOCK/ 6" CONC
C 8" NOM NAL BLOCK/ 8" CONC
D 10" NOM NAL BLOCK/ 10" CONC
E 12" NOM NAL BLOCK/ 12" CONC

Floor Plan Keynotes (Not all keynotes appear on each floor plan)

GENERAL NOTES:
REFER TO C V L DRAW NGS FOR LOCAT ON DETA LS AND NFORMAT ON REGARD NG ALL EXTER OR S DEWALKS

1. PRE FABR CATED METAL CANOPY OVER ENTRY
2. STRUCTURAL MEMBER REFER TO STRUCTURAL DRAW NGS FOR S ZE AND LOCAT ON
3. TRUCK DOCK SEE STRUCTURAL FOUNDAT ON PLANS FOR DETA LS
4. TENANT DEM S NG WALL TO BE BU LT DUR NG TENANT BU LD OUT
5. 9 X 9 OVERHEAD DOOR
6. 12 X 14 OVERHEAD DOOR



1. First Floor

SCALE: 1/16" = 1 0"
FLOOR AREA: 55 200 SQ FT

0' 8' 16' 32'

N

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Parcel C - 55,200 sqft PEMB
4236 12th Street
Dorr, MI
First Floor Plan

Made in Michigan

Revisions:

Project No: 224032
Issue Date: 02/14/25
Reviewer: KCD
Drawn By: CSW

A101

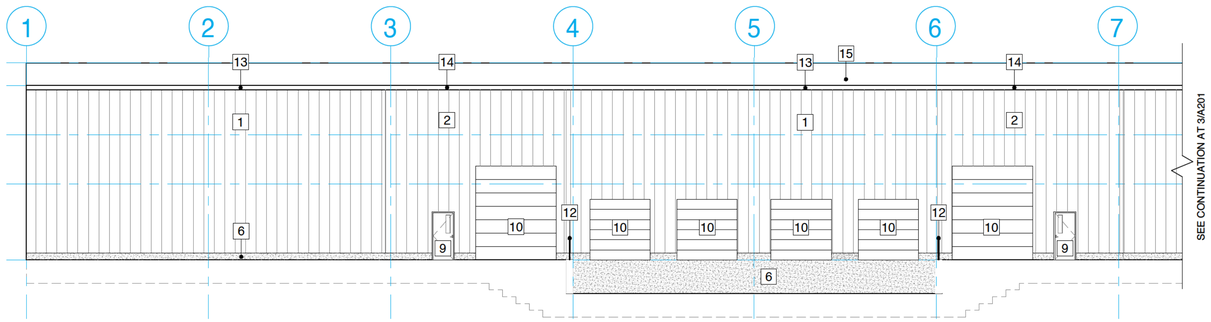
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Exterior Materials Legend

LABEL	MATER AL	MANUFACTURER	STYLE	COLOR
1	NSULATED METAL PANEL	FALK OR S M	TBD	COLOR 1
2	NSULATED METAL PANEL	FALK OR S M	TBD	COLOR 2
3	CONCRETE BLOCK	TBD	4X8X16 SPL T FACE	COLOR 3
4	CONCRETE BLOCK	TBD	4X8X16 SMOOTH FACE	COLOR 4
5	NOT USED			
6	CONCRETE FOUNDAT ON WALL	BY CONTRACTOR	TBD	TBD
7	PREFAB METAL CANOPY	TBD	TBD	TBD
8	ALUM NUM STORE FRONT	TBD	TBD	BLACK ANOD ZED
9	HOLLOW METAL DOOR	TBD	TBD	PA NTED - COLOR TBD

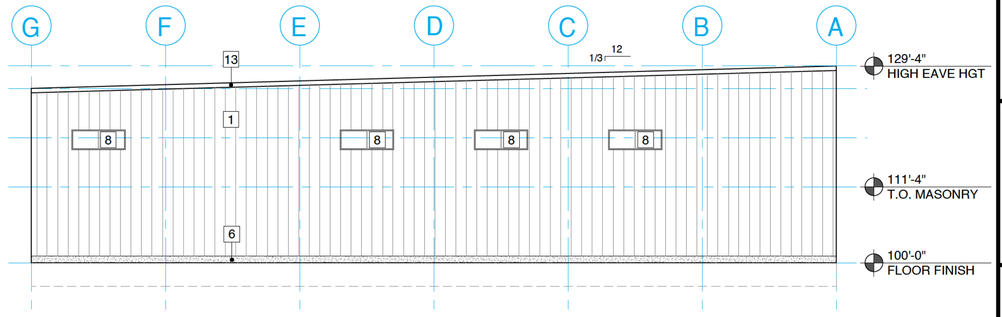
Exterior Materials Legend

LABEL	MATER AL	MANUFACTURER	STYLE	COLOR
10	OVERHEAD DOOR	TBD	TBD	TBD
11	6" D A CONCRETE F LLED BOLLARD	TBD	TBD	CAUT ON YELLOW
12	42" H GH STEEL GUARDRA L	TBD	GALVAN ZED 3-L NE RA L	TBD
13	PREF N SHED METAL COP NG	PEMB	STANDARD	COLOR 1
14	PREF N SHED METAL COP NG	PEMB	STANDARD	COLOR 2
15	STAND NG SEAM METAL ROOF	PEMB	STANDARD	GALVLUM



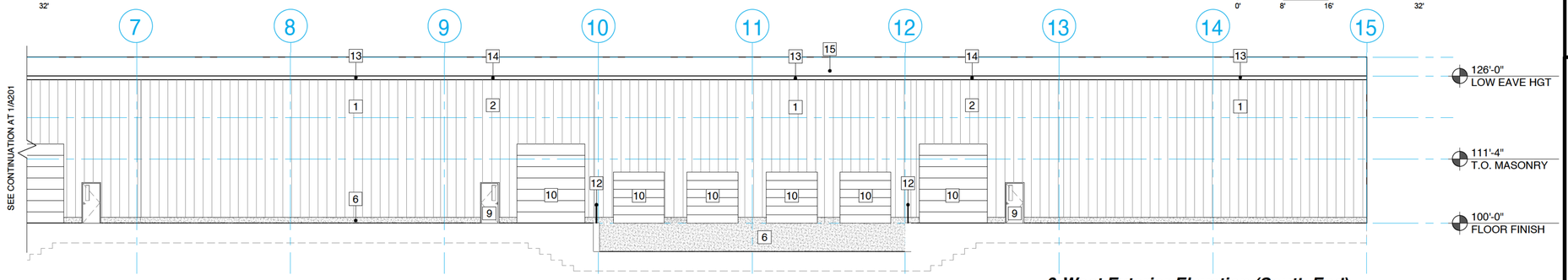
1. West Exterior Elevation (North End)

SCALE: 3/32" = 1' 0"



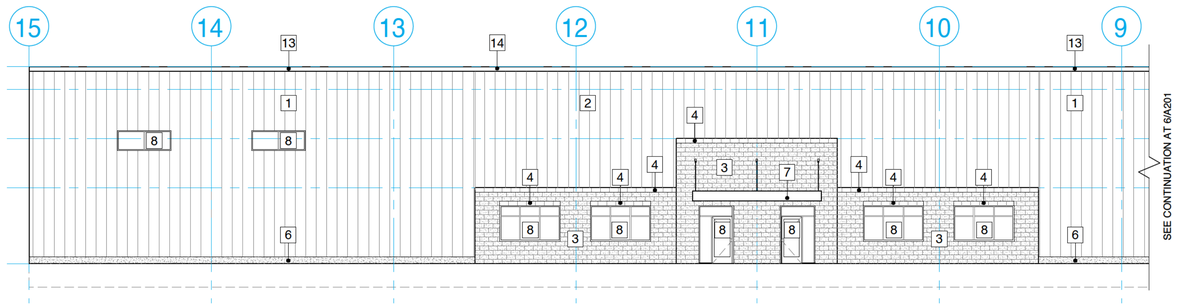
2. South Exterior Elevation

SCALE: 3/32" = 1' 0"



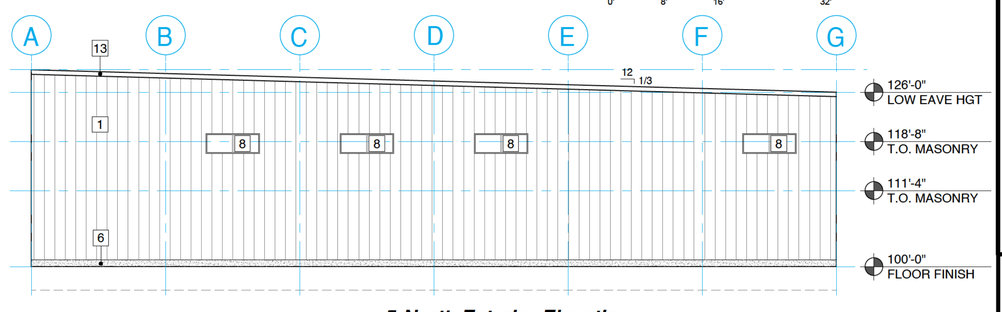
3. West Exterior Elevation (South End)

SCALE: 1" = 10' 0"



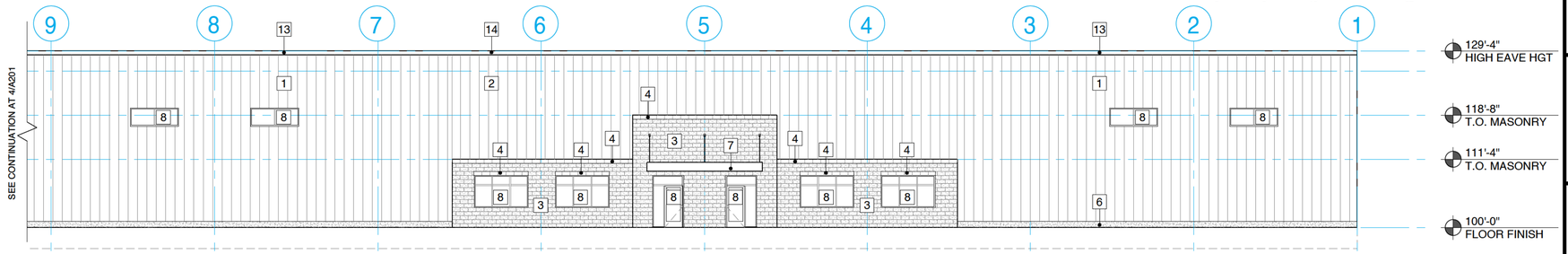
4. East Exterior Elevation (South End)

SCALE: 3/32" = 1' 0"



5. North Exterior Elevation

SCALE: 3/32" = 1' 0"



6. East Exterior Elevation (North End)

SCALE: 3/32" = 1' 0"

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www firstcompanies com

Parcel C - 45,600 sqft PEMB

4236 12th Street
Dorr, MI

Exterior Elevations

Made in Michigan

Revisions:

Project No: 224031
Issue Date: 05/01/25
Reviewer: KCD
Drawn By: TMC

A201

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Exterior Materials Legend

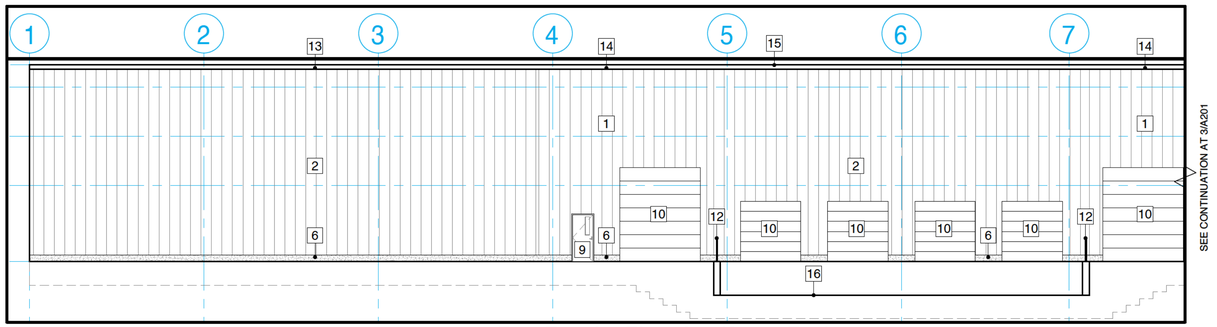
LABEL	MATER AL	MANUFACTURER	STYLE	COLOR
1	NSULATED METAL PANEL	FALK OR S M	TBD	COLOR 1
2	NSULATED METAL PANEL	FALK OR S M	TBD	COLOR 2
3	CONCRETE BLOCK	TBD	4X8X16 SPL T FACE	COLOR 3
4	NOT USED			
5	CONCRETE BLOCK	TERRY'S	4X8X16 SMOOTH FACE	COLOR 4
6	CONCRETE FOUNDAT ON WALL	BY CONTRACTOR	TBD	TBD
7	PREFAB METAL CANOPY	TBD	TBD	TBD
8	ALUM NUM STORE FRONT	TBD	TBD	BLACK ANOD ZED
9	HOLLOW METAL DOOR	TBD	TBD	PA NTED - COLOR TBD

Exterior Materials Legend

LABEL	MATER AL	MANUFACTURER	STYLE	COLOR
10	OVERHEAD DOOR	TBD	TBD	TBD
11	6" D A CONCRETE F LLED BOLLARD	TBD	TBD	CAUT ON YELLOW
12	42" H GH STEEL GUARDRA L	TBD	GALVAN ZED 3-L NE RA L	TBD
13	PREF N SHED METAL COP NG	PEMB	STANDARD	COLOR 1
14	PREF N SHED METAL COP NG	PEMB	STANDARD	COLOR 2
15	STAND NG SEAM METAL ROOF	PEMB	STANDARD	GALVLUM
16	TRUCK DOCK	TBD	POURED CONCRETE	TBD

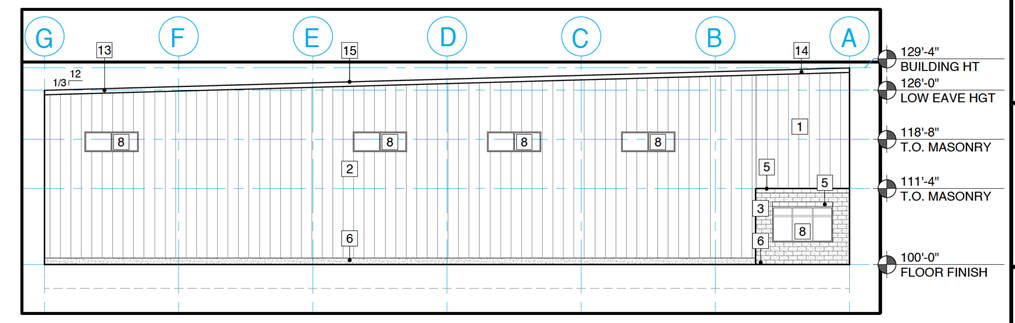
Exterior Elevation Notes

1. *REFER TO INTERIOR FINISHES SCHEDULE FOR ALL FINISHES INFORMATION, LOCATIONS, & SPECIFICATIONS.*
2. CONTRACTOR TO VERIFY ALL INTERIOR FINISH INFORMATION, LOCATIONS AND SPECIFICATIONS WITH OWNER AND/OR INTERIOR DESIGNER PRIOR TO PROCUREMENT AND INSTALLATION.
3. REFER TO 1/A2.0 FOR ALL DIMENSIONS.
4. REFER TO MECHANICAL DRAWINGS FOR ALL MECH. EQUIPMENT LOCATIONS AND/OR CEILING PENETRATIONS.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHT LOCATIONS, LIGHT LEVELS & FIXTURE SPECIFICATIONS PRIOR TO PROCUREMENT.



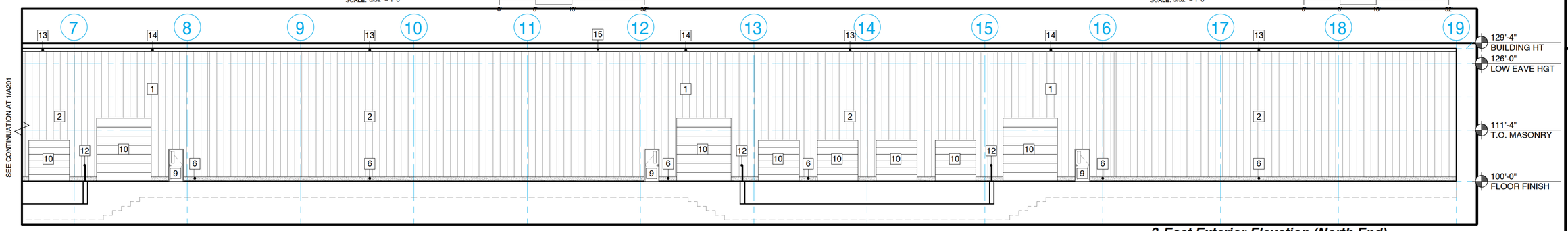
1. East Exterior Elevation (South End)

SCALE: 3/32" = 1' 0"



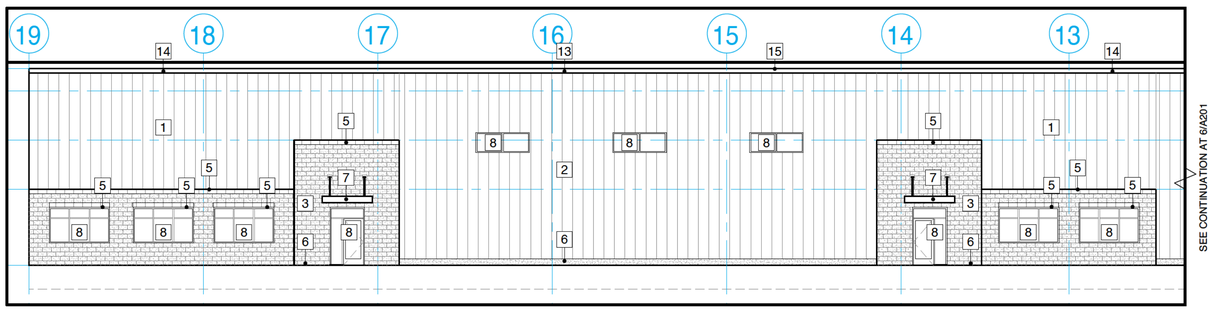
2. North Exterior Elevation

SCALE: 3/32" = 1' 0"



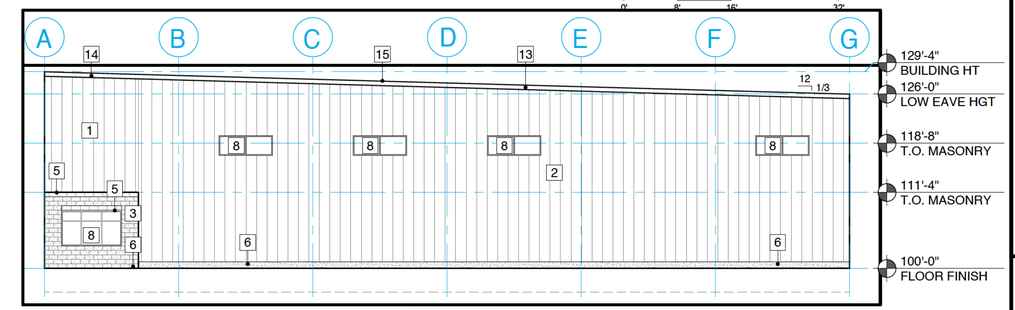
3. East Exterior Elevation (North End)

SCALE: 3/32" = 1' 0"



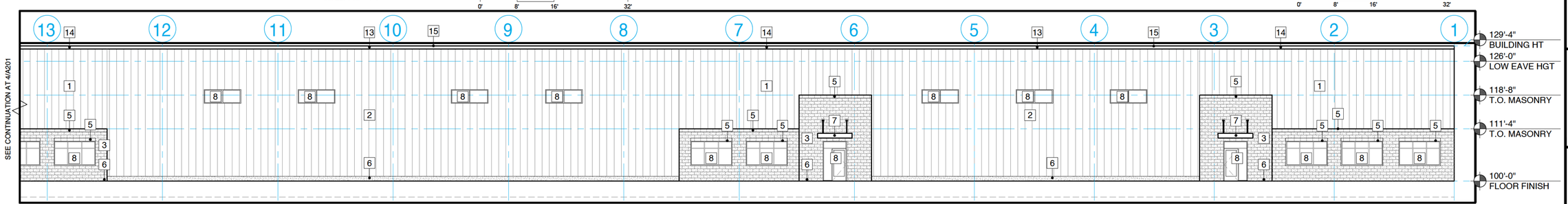
4. West Exterior Elevation (North End)

SCALE: 3/32" = 1' 0"



5. South Exterior Elevation

SCALE: 3/32" = 1' 0"



6. West Exterior Elevation (South End)

SCALE: 3/32" = 1' 0"

dixon ARCHITECTURE
523 Ada Drive SE Suite 200
PO Box 404
Ada M 49301
p (616) 682 4570
www dixonarch com

FIRST COMPANIES
6355 E Paris Ave SE
Caledonia M 49316
p (616) 698 5000
www firstcompanies com

Parcel C - 55,200 sqft PEMB

4236 12th Street
Dorr, MI

Exterior Elevations

Made in Michigan

Revisions:

Project No: 224032
Issue Date: 02/14/25
Reviewer: KCD
Drawn By: CSW

A201

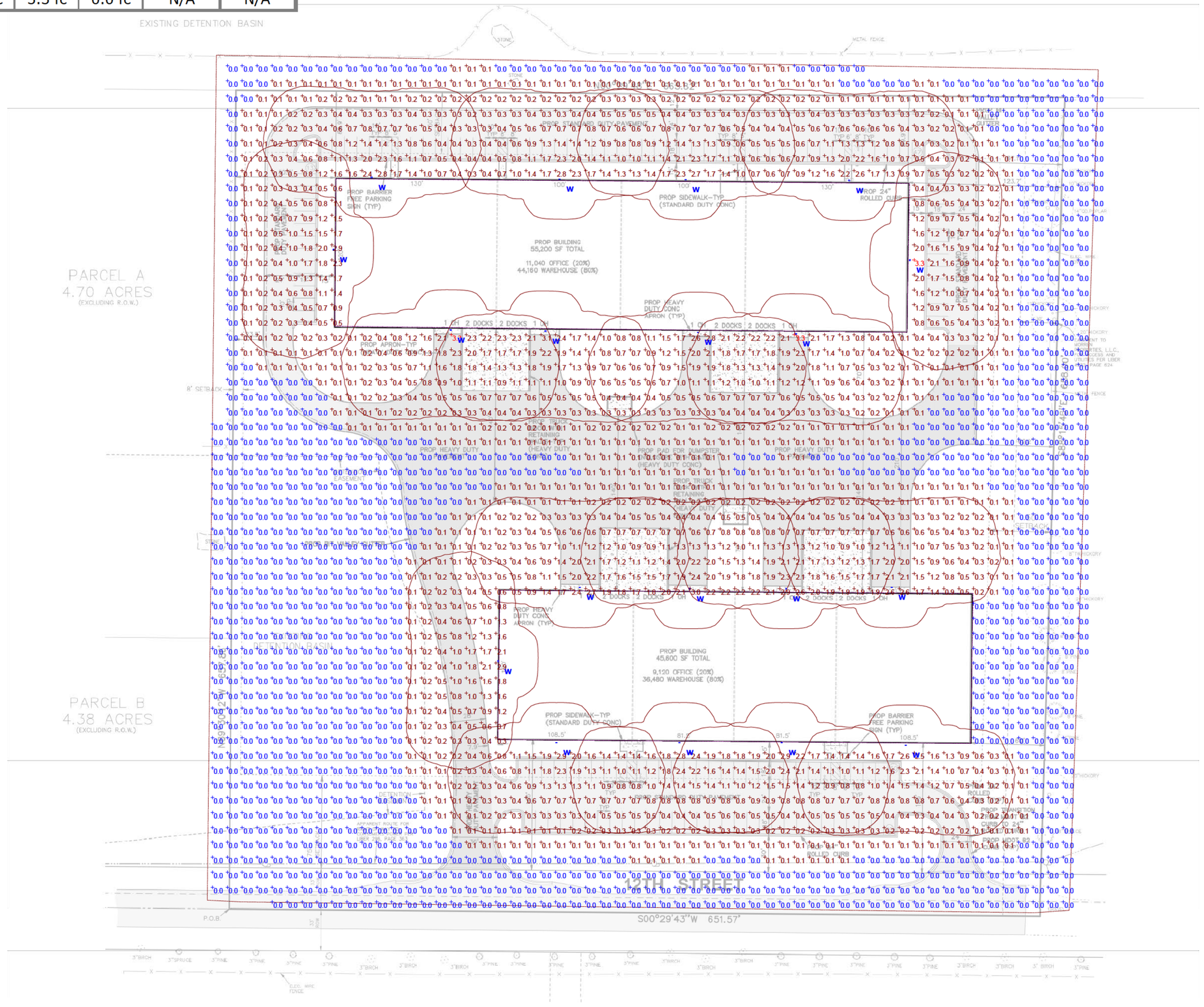
©2025 Dixon Environmental Architecture, Inc.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	W		19	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T4W	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	24	382	1	72.1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior Calc	+	0.4 fc	3.3 fc	0.0 fc	N/A	N/A



Plan View

Scale - 1" = 60ft

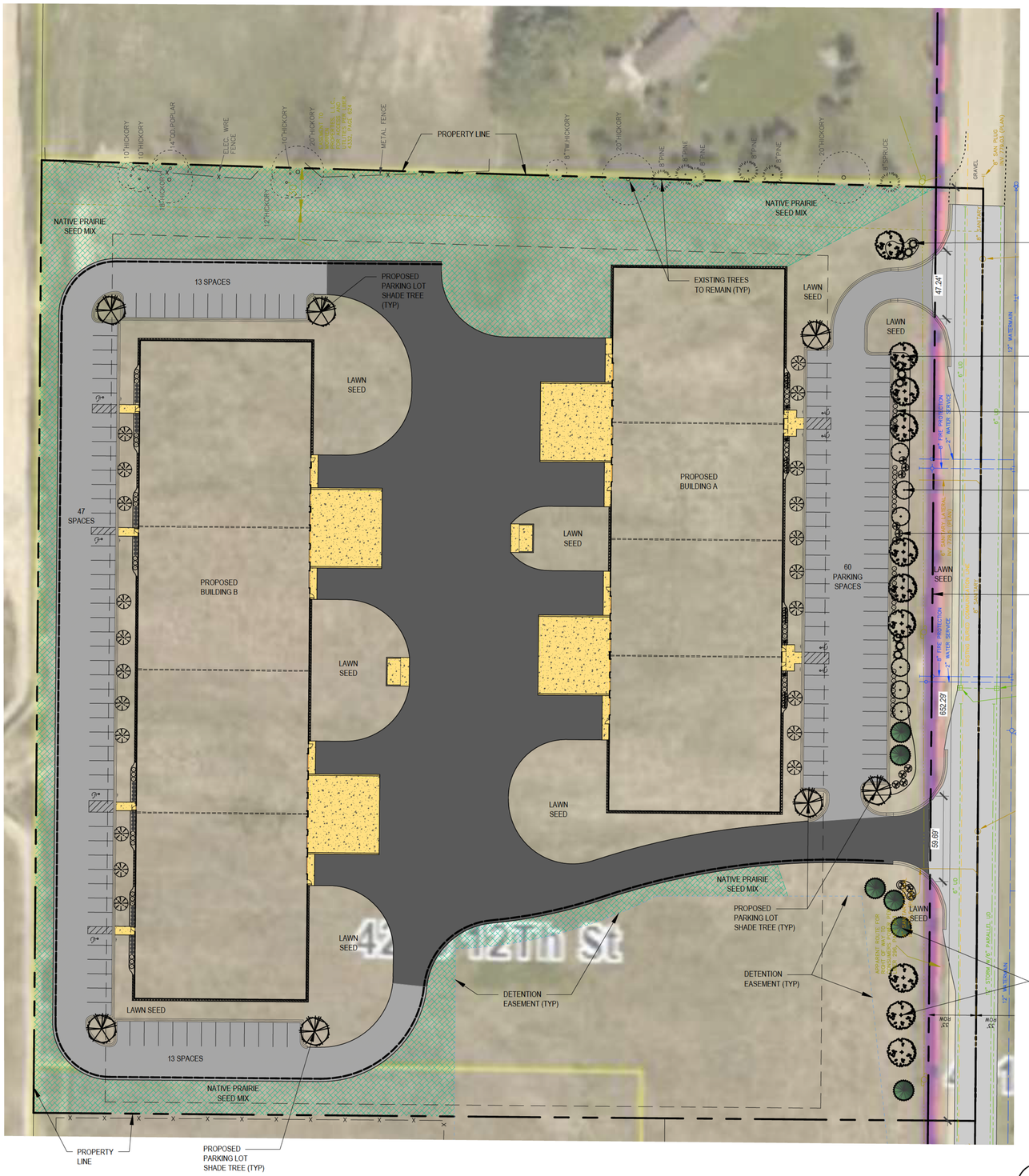
VISUAL

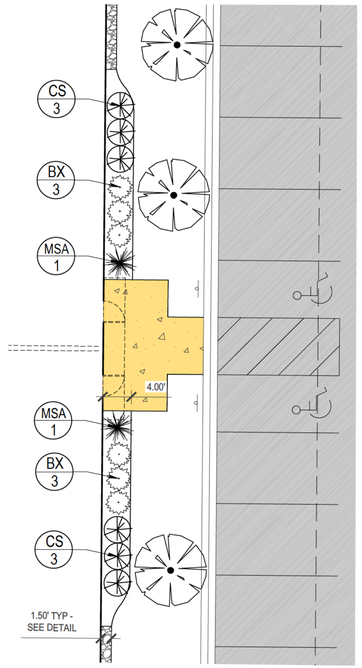
4236 12th Street - Exterior

Designer

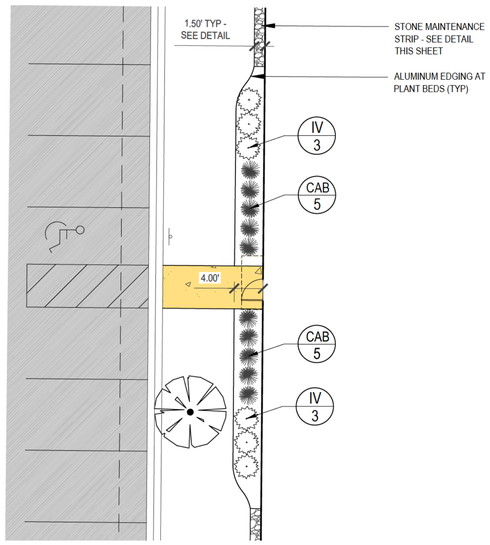
Date
04/15/2025
Scale
Not to Scale
Drawing No.

Summary





BUILDING A - MAIN ENTRY TYPICAL PLANTING



BUILDING B - MAIN ENTRY TYPICAL PLANTING

0 10' 20' 30'

PLANT LIST:

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
Deciduous Trees					
AS	Acer saccharum 'Sugar Cone'	Sugar Cone Maple	3" CAL	BB	Matched
CB	Carpinus betulus 'Fastigiata'	Fastigiate European Hornbeam	3" CAL	BB	Matched
GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" CAL	BB	Male only
QP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3" CAL	BB	Matched
Evergreen Trees					
AC	Abies concolor	White Fir	5-6' Ht	BB	Matched
PG	Picea glauca var. densata	Black Hills Spruce	5-6' Ht	BB	Matched
PS	Pinus strobus	Eastern White Pine	5-6' Ht	BB	Matched
Ornamental Trees					
PK	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	5-6' Ht	BB	Specimen
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	5-6' Ht	BB	Speciman
Evergreen & Deciduous Shrubs					
BX	Buxus x 'Green Gem'	Green Gem Boxwood	18" Ht	CONT.	3.5' O.C.
IV	Ilex verticulata 'Shamrock'	Shamrock Holly	18" Ht	CONT.	3' O.C.
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht	CONT.	5' O.C.
JV	Juniperus virginiana 'Grey Owl'	Eastern Red Cedar 'Grey Owl'	24" Ht	CONT.	6.5' O.C.
CS	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	36" Ht	CONT.	3' O.C.
VC	Viburnum carlesii	Korean Spice Viburnum	36" Ht	CONT.	4' O.C.
Ornamental Grasses					
CAB	Calamagrostis arundinacea variety brachytricha	Fall Blooming Feather Reed Grass	#2 POT	CONT.	2' O.C.
MSA	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#5 POT	CONT.	5' O.C.
Perennials					
HB	Hemerocallis 'Bela Lugosi'	Bela Lugosi Daylily	#1 POT	CONT.	18" O.C.
NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Nepeta	#1 POT	CONT.	2' O.C.
RF	Rudbeckia fulgida American Gold Rush	Black Eyed Susan	#1 POT	CONT.	15" O.C.
SN	Salvia nemorosa 'May Night'	May Night Sage	#1 POT	CONT.	12" O.C.

*NOTE: ALL DECIDUOUS TREES TO BE L MBED UP WITH MATURITY TO A MINIMUM 6-8' HEIGHT ABOVE GRADE FOR CLEAR SIGHT DISTANCE

DEVELOPMENT SUMMARY:

PROPERTY LINEAR FRONTAGE: 545 LF (652 LF LESS 2 ENTRY DRIVES)

(3) TREES REQU RED PER 75 LF OF FRONTAGE
545/75 = 7.27 *3 = 21.8
FRONT YARD TREES REQUIRED: 22
FRONT YARD TREES PROVIDED: 22
- SHADE/DECIDUOUS: 10
- EVERGREEN: 6
- ORNAMENTAL/FLOWER NG: 6

FRONT YARD SHRUBS REQU RED: 22
FRONT YARD SHRUBS PROVIDED: 22

PROPOSED PARKING SPACES: 133 SPACES

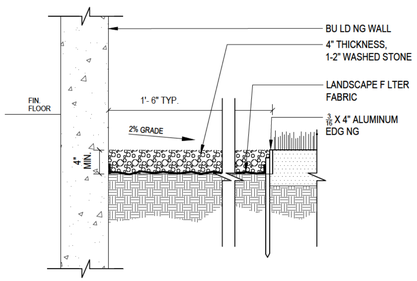
OFF-STREET PARKING TREES REQU RED: 7
OFF-STREET PARKING TREES PROVIDED: 7

PER ORDINANCE 300.231.4.41.J.6 - PARKING LOT SCREENING - REQUIRED CONTINUOUS SCREENING 3' HT MIN., 4' HT. MAX.

SEC. 4.41 J.7 - FRONT YARD LANDSCAP NG ABUTTING PARKING MAY SUBSTITUTE FOR UP TO 50% OF REQ'D PARKING LOT LANDSCAPING.

3' HT SHRUBS PROVIDED: 40 SHAMROCK HOLLIES OR BOXWOODS

REMA NING 'SCREENING' FILLED IN WITH FRONT YARD SHRUBS - PER PLAN



1 STONE MAINTENANCE STRIP
SECTION NO SCALE

PLANTING NOTES

1. ALL SHRUB BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK OR STONE MULCH. ALL STANDALONE TREES SHALL RECEIVE 3–4" OF FINELY GROUND SHREDDED BARK MULCH AROUND THE BASE OF TREES.
2. CONTRACTOR SHALL NOTIFY MISS DIG TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. REMOVE THE BURLAP, TWINE AND WIRE BASKETS FROM THE TOP 1/2 OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PERMITTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTH AS ROOT BALLS.
5. STAKE ALL TREES. CONTRACTOR IS REQUIRED TO UNSTAKE TREES IN A TIMELY MANNER WITHIN THE YEAR FOLLOWING FINAL ACCEPTANCE TO ENSURE TREES ARE NOT DAMAGED BY STAKING WIRE. DO NOT WRAP TREE TRUNKS. DO NOT USE "TREE WOUND PAINT".
6. TOPSOIL SHALL BE INSTALLED EIGHT (8) INCHES WITHIN PLANTING BEDS.
7. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH DORR TOWNSHIP ZONING REQUIREMENTS.
8. SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED NOTED SEED AREAS PER PLANS, AND ALL AREAS DISTURBED BY CONSTRUCTION. SEED MIX SHALL BE AS FOLLOWS:

LAWN SEED MIX
10% TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
AT 6 LBS. PER 1000 S.F.

NATIVE PRAIRIE SEED MIX
"LOW PROFILE PRAIRIE SEED MIX"
(DRY–MESIC SOILS)
PIZZO NATIVE PLANT NURSERY, LLC
OR APPROVED EQUAL
AT 24.4 LBS. PER 1 ACRE.

9. IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE PLANT BEDS AND LAWN SEED MIX AREAS.

PRL DESIGN
LAND PLANNING • LANDSCAPE ARCHITECTURE

4236 12th STREET
Wayland, MI 49348 - Dorr Township
SITE LANDSCAPE PLAN - 04.30.2025

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Petite Discrete Wall

Wall Mount Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

Quick Facts

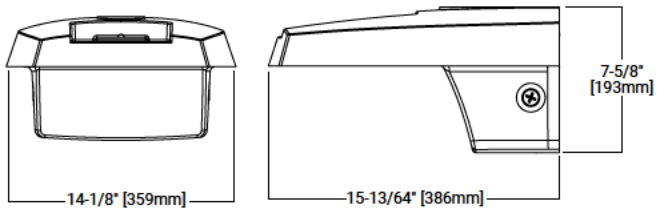
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 11,300 lumens (30W - 90W)
- Replaces 70W up to 250W HID equivalents
- Efficacies up to 147 lumens per watt
- Surface mount configuration with standard conduit entry

Connected Systems

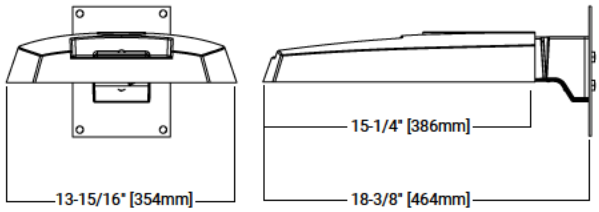
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

Surface Mount (SM)



Wall Mount (WM)



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-P-PA1B-740-U-T4W-SM-BZ**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [2]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [22] **TAA-PRV-P**=Prevail Petite TAA Compliant [22]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K	**U**= Universal, 120-277V **H**= High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [3, 23] **9**=347V **DV**=Duravolt, 277-480V	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SM**=Surface Wall Mount **WM**=Wall Mount Arm	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
2L=Two-Circuit Light Engine [19]
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
EBP=Emergency Battery Pack (Ambient Temp, 0° to 40°C) [4, 5]
CBP=Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) [4, 5]
CBP-CEC=Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) [4, 5]
HSS=House Side Shield (Factory Installed) [6]
HA=50°C High Ambient Temperature [7]
CC=Coastal Construction [8]
BPC=Button Photocontrol [9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [9, 10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [9, 10]
FADC=Field Adjustable Dimming Controller [24]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [9, 11, 12]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [9, 11, 12]
MS/DIM-L40W=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [9, 11, 12]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [9, 11, 13]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [9, 11, 13]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [9, 11, 13]
WPS2XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [9, 11, 14, 15, 16]
WPS4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9, 11, 14, 15, 16]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [9, 11, 14, 15, 16]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9, 11, 14, 15, 16]

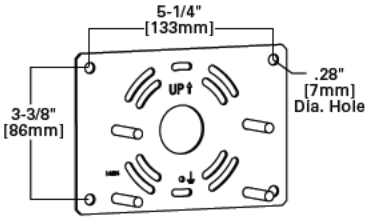
Accessories (Order Separately) [17, 18]

HSS-HP=House Side Shield, Horizontal Panel [7]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [21]

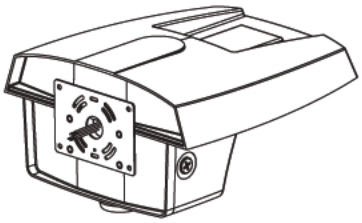
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
3. 480V not to be used with ungrounded or impedance grounded systems.
4. Only available on Surface Wall Mount (SM) mounting.
5. Must use with Univeral (U) voltage only. Not available with other voltage options. Not available with PA1D light engine.
6. House Side Shield not for use with 5WQ distribution.
7. Not available with EBP, CBP, or CBP-CEC options. Not available with PA1D light engine.
8. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
9. Option is not available with other controls: photocontrols (BPC), photocontrol receptacles (PR or PR7), or controls systems (MS).
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage.
12. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
13. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
14. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
15. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
16. Replace XX with sensor color (WH, BZ or BK).
17. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
18. Replace XX with paint color.
19. Controls and/or emergency battery packs operate only one of the two circuits when 2L is specified.
20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
21. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V.
22. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
23. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
24. Cannot be used with PR7 or other motion response control options.

Mounting Details

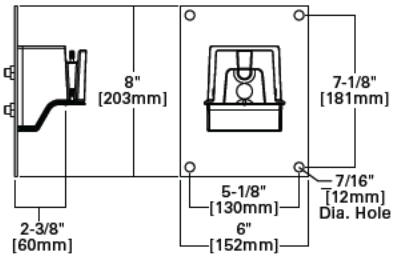
Surface Mount Plate (SM)



Surface Mount Assembly (SM)



Wall Mount (WM)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Surface Mount (SM) offers two 1/2" NPT conduit entry plugs
- Not suitable for inverted mount installation

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Typical Applications

Outdoor, Pedestrian Pathways, Building Entrances, Loading Docks, Perimeter Parking Lots

Finish

Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

Prevail Petite (with CBP): 21 lbs. (9.53 kgs.)

Warranty

Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

Light Engine		PA1A	PA1B	PA1C	PA1D
Power (Watts)		31	53	72	93
Drive Current (mA)		375	670	930	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78
Input Current @ 277V (A)		0.12	0.20	0.28	0.35
Input Current @ 347V (A)		0.10	0.17	0.23	0.29
Input Current @ 480V (A)		0.07	0.13	0.17	0.22
Distribution					
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	147	139	132	121
	3000K Lumens [1]	4,103	6,705	8,647	10,291
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2
	Lumens per Watt	121	115	109	100
	3000K Lumens [1]	3,394	5,547	7,154	8,514
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
	Lumens per Watt	146	139	131	121
	3000K Lumens [1]	4,095	6,691	8,630	10,271
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens per Watt	106	101	95	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	145	138	130	119
	3000K Lumens [1]	4,046	6,612	8,528	10,150
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	111	105	100	91
	3000K Lumens [1]	3,102	5,069	6,538	7,781
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	142	135	127	117
	3000K Lumens [1]	3,960	6,471	8,346	9,932
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens per Watt	108	103	97	89
	3000K Lumens [1]	3,022	4,938	6,369	7,580
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	146	139	131	121
	3000K Lumens [1]	4,095	6,693	8,632	10,273

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files.

Power and Lumens: Emergency Configurations

Light Engine		PA1A	PA1B	PA1C
Power (Watts) [1]		37	59	78
Input Current @ 120V (A)		0.33	0.52	0.68
Input Current @ 277V (A)		0.16	0.24	0.31
Distribution [2]				
Type II Roadway	4000K/5000K Lumens	2,035		
	3000K Lumens	1,853		
Type II Urban	4000K/5000K Lumens	2,030		
	3000K Lumens	1,849		
Type III	4000K/5000K Lumens	2,007		
	3000K Lumens	1,827		
Type IV Wide	4000K/5000K Lumens	1,964		
	3000K Lumens	1,788		
Type V Square Wide	4000K/5000K Lumens	2,031		
	3000K Lumens	1,849		

NOTES:
1. Power and current based on full power consumption while EBP or CBP is charging.
2. Estimated lumen outputs while luminaire is operating in emergency mode only at full charge.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 663,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

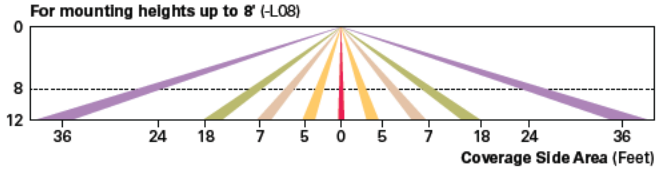
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

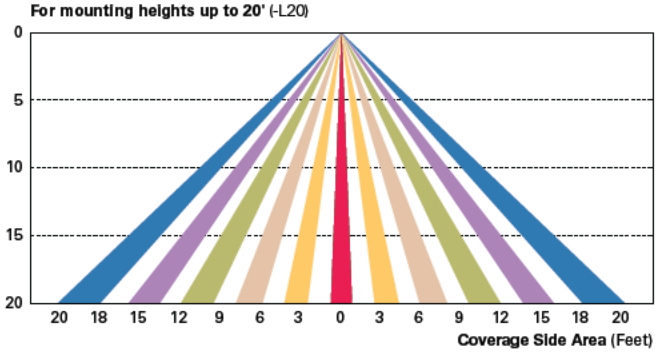
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected When activity is detected, the luminaire returns to full light output When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

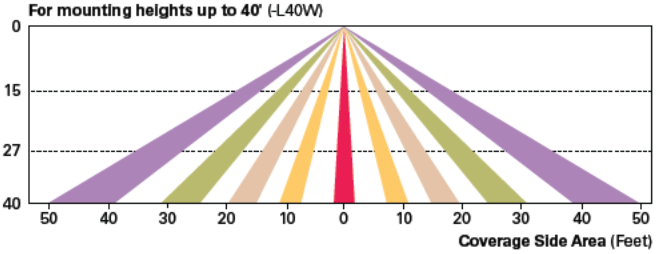
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

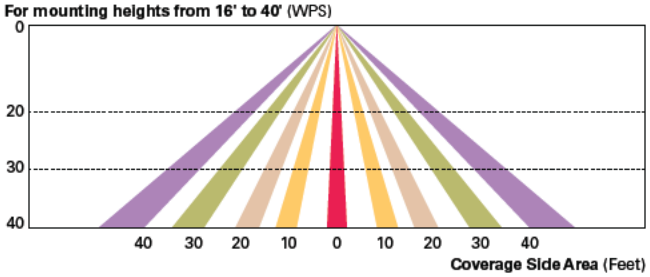


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (WPS)



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

PCI PROFESSIONAL CODE INSPECTIONS

1575 142nd Ave, Dorr, MI 49323
Ph: (616) 877-2000 Fax: (616) 877-4455
www.pcimi.com

MEMORANDUM

TO: Dorr Township Planning Commission

FROM: Jason Derry, AICP, Zoning Administrator

DATE: June 3, 2025

RE: **JT Truck & Trailer Repair, Inc. – Site Plan Review – Industrial Equipment Sales, Repair**

PACKET CONTENTS

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Landscaping Plan..... 14
Lighting Plan..... 17

The Planning Commission is scheduled to hear a request from JT Truck & Trailer Repair, Inc., interested party, for site plan review to construct an industrial repair facility within the MX Mixed Use District.

GENERAL OVERVIEW

Property Information

The unaddressed property known as permanent parcel number 03-05-160-009-01 or "Lot 9 of Dorr Commerce Centre", is located on the north side of Walnut Dale Drive, just northeast of the Dorr Commerce and Walnut Dale Drives ntersection, and comprises approximately 3.31 acres with 370 feet of frontage. It is currently zoned MX Mixed Use and neighbored to the south, east, and west by like MX property, and the north by F Agricultural property.

Request Information

General Information

Size: 9,600 sf (8,960 sf light manufacturing, 640 sf office)

Setbacks *(from lot lines, right-of-way)*

	Front	*Side (W)*	*Side (E)*	*Rear*
Required:	75’	8’	8’	50’
Proposed:	89’	19.5’	244’	200’

Request Narrative

Applicant is requesting site plan approval to construct an industrial equipment repair and sales facility with a possible future expansion. The proposal features six overhead doors, twelve parking spaces (with five deferred), and a large area to be finished with millings.

If this area is to be used for display or storage of equipment for sale or distribution, the applicant will be required to receive a special use permit for such activities.



Figure 1. Lot 9 of Dorr Commerce Centre
(Allegan County Parcel Viewer, 2024)

RELEVANT LANGUAGE

— SITE PLAN REVIEW

Section 14A.06 Site Plan Review, Standards for Approval

"Prior to approving a site plan, the Planning Commission shall require that the following standards be satisfied: If these standards and the other requirements noted in this section or in other Township ordinances are met, the site plan shall be approved.

(a) The site shall be designed to minimize or avoid conflicting and unsafe vehicle turning movements on the site and at driveways serving the site; avoid driver sight obstructions and provide for vehicle access between adjoining parcels where practicable.

Findings: The site is to be accessed by a single driveway off Walnut Dale Drive. Some parking is located at the back of the building and some is located at the front. Front parking is likely to be for customers while rear parking is for employees.

- The Planning Commission may wish to require **Fire Chief approval** of the proposed ingress/egress and parking and loading layout.

(b) Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

Findings: The site features a narrow strip of wetlands toward the property's southeast corner. This wetland is proposed to remain untouched.

(c) The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences and landscaping should be used, as appropriate, to accomplish these purposes. Landscaping, landscape buffers and greenbelts shall be provided and designed in accordance with the Township's landscape provisions.

Findings: The north side borders the Walnutdale Farm which, while being agricultural, is not necessarily residential.

(d) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as requested by the Township Fire Department.

Findings: Proposed plan will be subject to the conditions and approval of the Fire Chief.

(e) Walkways shall be provided as necessary for safe pedestrian movement.

Findings: The front parking lot features a raised concrete sidewalk along the front of the parking spaces leading to the building. While the rear parking does not feature this, the front customer parking is much more likely to have varying traffic throughout the day and will therefore benefit more from keeping pedestrians out of the maneuvering lane. The site is otherwise in the industrial park, which is largely unexpected to receive pedestrian traffic.

The Planning Commission may find this standard has been met.

(f) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

Findings: *See comments above.* The site is to be accessed by Walnut Dale Drive.

(g) Appropriate measure shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm water drainage system. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.

Findings: The site is entirely graded for stormwater to flow north into the parkwide detention basin. The plan also features a storm sewer with three catch basins and a roof drain leading from the front parking lot to the detention basin. However, the catch basins and underdrain within the front parking lot are shown to be along the south end of the lot, which is also shown to be the highest side of it rather than the north end where it might pool against the raised concrete sidewalk.

- The Planning Commission may wish to require **Drain Commission approval**.

(h) Exterior lighting shall be arranged so that illumination is deflected downward and away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Cut-off light fixtures may be required to accomplish this. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures should be minimized to reduce light pollution.

Findings: Lighting consists of seven (7) wall-mounted fixtures across the north, east, and south sides of the building and two (2) pole lights in the front parking lot. No light is to be mounted higher than twenty (20) feet. Footcandle measurements indicate illumination may bleed onto other properties as follows:

Measurement	Location
+0.3 fc	West side line, south of the building.
+0.7 fc	West side line, north of the building.
+0.1 fc	Where proposed driveway meets the Walnut Dale Drive travel lane.

Given the industrial surroundings, the Planning Commission may take no issue with these illumination spills. Nonetheless:

- The Planning Commission may wish to determine whether the **proposed lighting will meet the needs of the site without detriment to adjacent property**.

(i) Outside storage areas including receptacles for the storage of trash, shall be screened by a vertical screen consisting of structural or plant materials not less than six feet in height or placed so they are not substantially visible from residential districts or public thoroughfares. The finished side of any wall, fence or other screen shall face adjacent properties.

Findings: Plan indicates a paved dumpster pad at the northeast end of the site with a six (6)-foot fence and gates. The Planning Commission may find this standard has been met.

(j) All streets and driveways shall be developed in accordance with the Township Subdivision Control Ordinance, the Allegan County Road Commission or Michigan Department of Transportation specifications, unless developed as a private road in accordance with the requirements for private roads in the Township.

Findings: Applicant will be required to receive approval for a commercial driveway entrance from the Allegan County Road Commission.

(k) Site plans shall conform to all applicable requirements of county, state and federal statutes and approval may be conditioned on the applicant receiving necessary county, state and federal permits before final site plan approval or an occupancy permit is granted."

Findings: The applicant will need to secure Drain Commission approval for this project along with any necessary permits.

Section 15.05 - Design, Location, and Construction Requirements, Off-street Parking

"The following regulations shall apply to all uses except one- and two-family dwellings and farm uses.

***(a) Parking Lot Surface and Drainage.** All drives, driveways, and parking spaces shall be surfaced with asphalt or cement pavement. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.*

In order to reduce the amount of impervious surface and the corresponding storm water runoff and reduce heat given off by asphalt surfaces, the Planning Commission may approve alternate parking lot surfaces for overflow parking, or employee parking, or parking or maneuvering areas devoted to loading activities or parking for trucks or similar heavy equipment. Such alternate parking lot surfaces may include but shall not be limited to gravel, crushed stone, or products which are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces or similar dustless material.

Findings: All proposed parking and maneuvering lanes are to be paved.

- Applicant should receive **Drain Commission approval** of proposed drainage infrastructure.

***(b) Lighting.** Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining properties or streets and highways. Lighting fixtures in required parking facilities for commercial, industrial, or office districts within 150 feet of a Residential or Rural Agricultural Zoning District or an area recommended for such use in the Township Master Plan shall not exceed 23 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff.*

Findings: *See comments above.* No light is to be mounted higher than twenty (20) feet. Footcandle measurements indicate illumination may bleed onto other properties as follows:

Measurement	Location
+0.3 fc	West side line, south of the building.
+0.7 fc	West side line, north of the building.
+0.1 fc	Where proposed driveway meets the Walnut Dale Drive travel lane.

Given the industrial surroundings, the Planning Commission may take no issue with these illumination spills. Nonetheless:

- The Planning Commission may wish to determine whether the **proposed lighting will meet the needs of the site without detriment to adjacent property**.

(c) Parking Lot Setback. *All off-street parking areas, except those serving residential dwellings with less than five dwelling units, shall be set back a minimum of five feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided.*

Findings: Front parking lot is thirty-three (33) feet from the front lot line, with five (5) deferred parking spaces being fifteen (15) feet. This lot is likewise approximately twenty (20) feet from the west side lot line. Rear parking is likewise about fifteen (15) feet from the west side lot line and nearly 200 feet from the rear lot line. The Planning Commission may find this standard has been met.

(d) Traffic Islands. *Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive. The Planning Commission may require traffic islands, striped pavement or other methods to achieve this.*

Findings: Neither parking area is large enough to justify or require traffic islands.

(e) Pedestrian Protection. *Parking lots shall be designed to limit the number of points where pedestrians must cross in front of vehicles. In particular, vehicle access in front of building entrances and exits should be minimized. Landscaped pedestrian walkways to and from parking areas may be required to enhance pedestrian safety.*

Findings: *See comments above*. Parking abuts the building in both parking areas. The front parking lot features a raised concrete sidewalk along the front of the parking spaces leading to the building. While the rear parking does not feature this, the front customer parking is much more likely to have varying traffic throughout the day and will therefore benefit more from keeping pedestrians out of the maneuvering lane.

The Planning Commission may find this standard has been met.

(h) Snow Storage. *Snow shall not be stored in areas with plantings or where it may create visibility problems for drivers or pedestrians.*

Findings: Snow storage may be found in the existing detention pond to the north and plentiful open space to the east.

(i) Side and Rear Location. *Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.*

Findings: While some parking is placed up front, some is behind the building. Since the path to the rear parking requires passing by the various overhead doors, it is logical to not make customers have to drive through this busy area. Moreover, the building is inherently within an industrial park.

The Planning Commission may find this standard has been met.

(j) Uses Permitted. *Off-street parking areas shall not be used for repair, dismantling or servicing of motor vehicles."*

Findings: While the Planning Commission does not need to make this a condition, it may wish to reiterate it during the meeting. If the site is to store or display vehicles or equipment in the area to be surfaced with bituminous millings, there shall be no repair work performed while out there.

Furthermore, if this is to take place, the applicant will have to receive a special use permit from the Planning Commission to do so. Current use for this area is not currently noted or specified.

- The Planning Commission may wish to receive specification on whether the **proposed bituminous millings** are planned to **store or display equipment or vehicles for sale, repair, or distribution**.

Section 15.06 – Size of Parking Space and Aisle

Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 1 below.

Parking Angle	***Maneuvering Aisle Width***		***Parking Stall Width***	***Parking Stall Length***	***Total Width of 2 Stalls of Parking Plus Maneuvering Aisle***	
	One Way	***Two Way***			***One Way***	***Two Way***
75° to 90°	*12 feet*	*24 feet*	*10 feet*	*18 feet*	*48 feet*	*60 feet*
Proposed Parking:	**–**	24 feet (front) 32 feet (rear)	10 feet	18 feet	–	60 feet

Findings: The Planning Commission may find these standards have been met.

Section 15.07 – Schedule of Off-street Parking Requirements

"Each use shall provide spaces in conformance with the following schedule of requirements:"

	Use		***Number of Motor Vehicle Parking Spaces Required per Unit of Measure***
(c)	***Offices***		
	(2)	*General office buildings.*	*One (1) space per 300 square feet of gross floor area. A minimum of four spaces shall be required.*
(f)	***Industrial Use***		
	(1)	*Manufacturing, light industrial, and research establishment.*	*One and one-half (1½) parking spaces per 1,000 square feet of gross floor area.*

Proposed Parking: Parking calculations have been provided.

Light Manufacturing: 8,960 sf / 1,000 sf = 8.96 * 1.5 = 14 spaces
Office: 640 sf / 300 sf = 3 spaces

Total Required: 17 Spaces.
Total Proposed: 12 Installed spaces, 5 Deferred

Findings: Should the Planning Commission find the proposal sufficient, it may approve it with five (5) deferred spaces.

Section 4.41 - Landscaping/greenbelt Standards

"The purpose of this article is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as greenbelts between uses and along roadways. Landscaping is considered by the Township to be an important element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the Township.

The landscape standards of this article are considered the minimum necessary to achieve the objectives noted above. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

(c) ***Landscaping requirements.***

(1) A landscape area or greenbelt as required herein shall be provided as follows:

i. Wherever a commercial or industrial zone abuts a residential zone or use.

Findings: The property is abutted by like MX Mixed Use property to the south, east, and west. It is abutted to the north by F Agricultural. Since the F District permits residences, it is considered a residential zone. No landscaping is currently proposed for this north side.

However, the site to the north is a commercial farm, not a residence. Additionally, much of the north end of the property falls within the industrial park drainage easement and detention basin. Finally, the existing farm has a blacktop and feed pile which slightly encroaches upon the subject parcel to the north. By a combination of these three factors, the Planning Commission may find that a greenbelt is unnecessary at this time.

- The Planning Commission may wish to determine whether the **existing site conditions on the north side are sufficient** to meet the screening needs of the site.

Should the Planning Commission determine the proposed screening insufficient, it may choose to require some or all of the following greenbelt standards in Sections 4.41(d)– (f).

(2) Landscaping requirements shall not apply where adjacent zoning districts are separated by a public street. In such case, the front yard landscaping requirements of this article shall apply.

(d) ***Width and planting requirements for greenbelts.***

(1) A greenbelt shall be a minimum of 15 feet wide.

(2) For each 25 linear feet abutting the adjacent property, three trees shall be planted within the greenbelt. Such trees shall be a mixture of evergreen, canopy and ornamental trees.

(e) ***Plant spacing and size requirements.***

(1) Plant materials shall not be placed closer than four feet from the fence line or property line.

(2) Evergreen trees shall be planted not more than 25 feet on centers, and shall be not less than five feet in height.

(3) Ornamental trees or tree-like shrubs shall be planted not more than ten feet on centers, and shall not be less than four feet in height.

(4) Large deciduous shrubs shall be planted not more than four feet on centers, and shall not be less than three feet in height.

(5) Large deciduous trees shall be planted not more than 25 feet on centers, and shall be not less than three inch caliper.

(f) ***Berms, walls, and fences.***

(1) If a berm is used for all or part of the greenbelt, required plant material quantities may be reduced by 25 percent. The berm shall comply with minimum standards contained in this article. All plant materials shall be placed along the top and exterior side slope of the berm. The greenbelt width shall be increased as needed to accommodate maximum berm side slopes of one foot vertical rise to three feet horizontal.

(2) A screen wall or fence may be used for all or part of the greenbelt. If a fence or screen wall is used, the following regulations shall apply.

i. Required quantities of plant materials may be reduced by 50 percent for that area abutting the fence or wall.

ii. The fence or wall shall comply with the applicable regulations of Section 4.38 [300.228] of this Ordinance.

Findings: Should the Planning Commission determine the proposed screening insufficient, it may choose to require some or all of the above greenbelt standards in Sections 4.41(d)– (f).

(i) ***Front yard landscaping.*** *Except for necessary driveways, frontage roads, service drives or walkways, the front yard shall be landscaped according to the following minimum requirements.*

(1) For each 75 feet in length of road frontage three trees shall be planted within the front yard. Such trees shall be a mixture of evergreen, canopy and ornamental trees.

(2) Shrubs at a rate of one per each tree required.

	Frontage (339.25 feet, driveways (30 feet) excluded)		
Planting Type	**Required**	**Proposed**	
Trees	339.25 / 75 = 4.52 * 3 = **14 trees**	4 canopy 6 evergreen trees 4 ornamental	**14 trees total**
Shrubs	14 trees = **14 shrubs**	**14 shrubs**	

Findings: The Planning Commission may find this standard has been met.

(3) *Not applicable. No front yard berms proposed.*

(j) ***Off-street parking area landscaping requirements.*** *All parking areas having 20 or more parking spaces shall be landscaped according to the following minimum requirements:*

(1) *One canopy tree for every 20 parking spaces, with a minimum of two trees, shall be planted adjacent to and within the parking area.*

Parking Spaces, Currently Proposed	
Required	**Proposed**
17 proposed stalls / 20 = **2 trees**	**2 trees**

Findings: The Planning Commission may find this standard has been met.

(2) *Trees shall be located to prevent damage by motor vehicles.*

(3) *Landscaping islands shall be dispersed through the parking lot in order to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six feet wide and shall contain at least one canopy tree.*

(4) *Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.*

(5) *All landscape areas shall be protected by raised curbs, parking blocks or other similar methods.*

(6) *Where any parking area, excepting areas serving one-family or two-family dwellings, abuts or faces a public right-of-way, a three-foot-high continuous obscuring screen at least three but no more than four feet high may be required between the parking area and the public road right-of-way line. The screen may be comprised of natural or manmade material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.*

(7) *Landscaping required for greenbelts and front yard landscaping that abuts off-street parking areas may substitute for up to 50 percent of the required parking lot landscaping.*

Findings: The Planning Commission may find the above standards have been met.

SUMMARY & CONCLUSION

Summary

Should the Planning Commission consider approval of this site plan, the following items should be discussed and/or stipulated as conditions for approval. These items may be set as conditions to be submitted for administrative approval or to return to the Planning Commission for verification.

	Memo Page	Ordinance Section	Potential Condition
Approval from:	2	**§ 14A.06**	➢ Dorr Township **Fire Chief**.
	2 3	**§ 14A.06** **§ 15.05**	➢ Allegan County **Drain Commission**.
Specification on:	5	**§ 15.05**	➢ whether the **proposed bituminous millings** are planned to **store or display equipment or vehicles for sale, repair, or distribution** *(if so, a special use permit for such activity will be required)*.
Discussion of:	3 4	**§ 14A.06** **§ 15.05**	➢ whether the **proposed lighting will meet the needs** of the site **without detriment to adjacent property**.
	6	**§ 4.41**	➢ whether the **existing site conditions on the north side are sufficient** to meet the screening needs of the site.

Conclusion

I hope the information provided is helpful to you as you consider this Rezoning Petition. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at (616) 877-2000 ext. 215 or by email at jderry@pcimi.com.

With Warm Regards,



Jason Derry, AICP
Dorr Township Zoning Administrator
Professional Code Inspections of Michigan, Inc.

DORR TOWNSHIP
4196 18th Avenue Dorr, MI 49323
Ph. 616-681-9874 Fax 616-681-2411
Application for Planning Commission Review

Date: 5/23/25

1. Applicant Name: FCC Construction, Inc.

   Address: 8182 Broadmoor Ave., Caledonia, MI 49316

   Telephone: (HOME)_____ (BUS.)[redacted]

   Applicant's interest in property: General Contractor

2. Owner Name (IF DIFFERENT FROM ABOVE): Trevor Newenhouse - JT Truck and Trailer

3. Request:

   ? Rezoning ? Special Land Use ? Plat

   ? Site Plan Review ? PUD ? Site Condominium

   ? Other

   Project Description: New 9,600 SF Pre-Engineered Truck Repair Facility

4. Address of Property: Dorr Commerce Centre, Walnut Dale Dr. - Lot 9

5. Legal Description: LOT 9 DORR COMMERCE CENTRE; ALSO COM SW 1/4 COR TH N 03DEG 46'32" W 2228.05'; TH N 87DEG 51'38" E 692.18' TO POB; TH S 01DEG 13'39" W 429.51'; TH N 79DEG 49'57" E 43.16'; TH NE'LY 125.34' ALONG A 457' RAD CURVE TO RT WITH CHORD BEARING N 03DEG 05'20" E 124.95'; TH NE'LY 124.02' ALONG A 543' RAD CURVE TO LT WITH CHORD BEARING N 04DEG 24'12" E 123.75'; TH N 02DEG 08'22" W 175.39'; TH S 87DEG 51'38" W 43' TO POB SEC 13 T4N R12W SURVEY: 3.269 AC (2022). SPLIT/COMBINED ON 09/23/2021 FROM 05-013-035-30, 05-160-008-00, 05-160-009-00;

6. Current Zoning: Industrial Proposed Zoning: _____

7. Size of Parcel: 330' x 430' (3.307 Acres)

8. Applicant's Signature: _____ (DATE)_____

9. Property Owner's Signature: [signature] (DATE) 5-23-25

OFFICE USE ONLY

Application #: _____ Date(s) Advertised: _____

Fees Paid: _____ Date of Meeting: (COMM.)_____ (BOARD)_____

Action Taken by Commission: _____

Action Taken by Board: _____

FCC CONSTRUCTION INC.

JT Truck and Trailer Repair, Inc. – Site Plan Approval
Meeting Date: 6/17/25

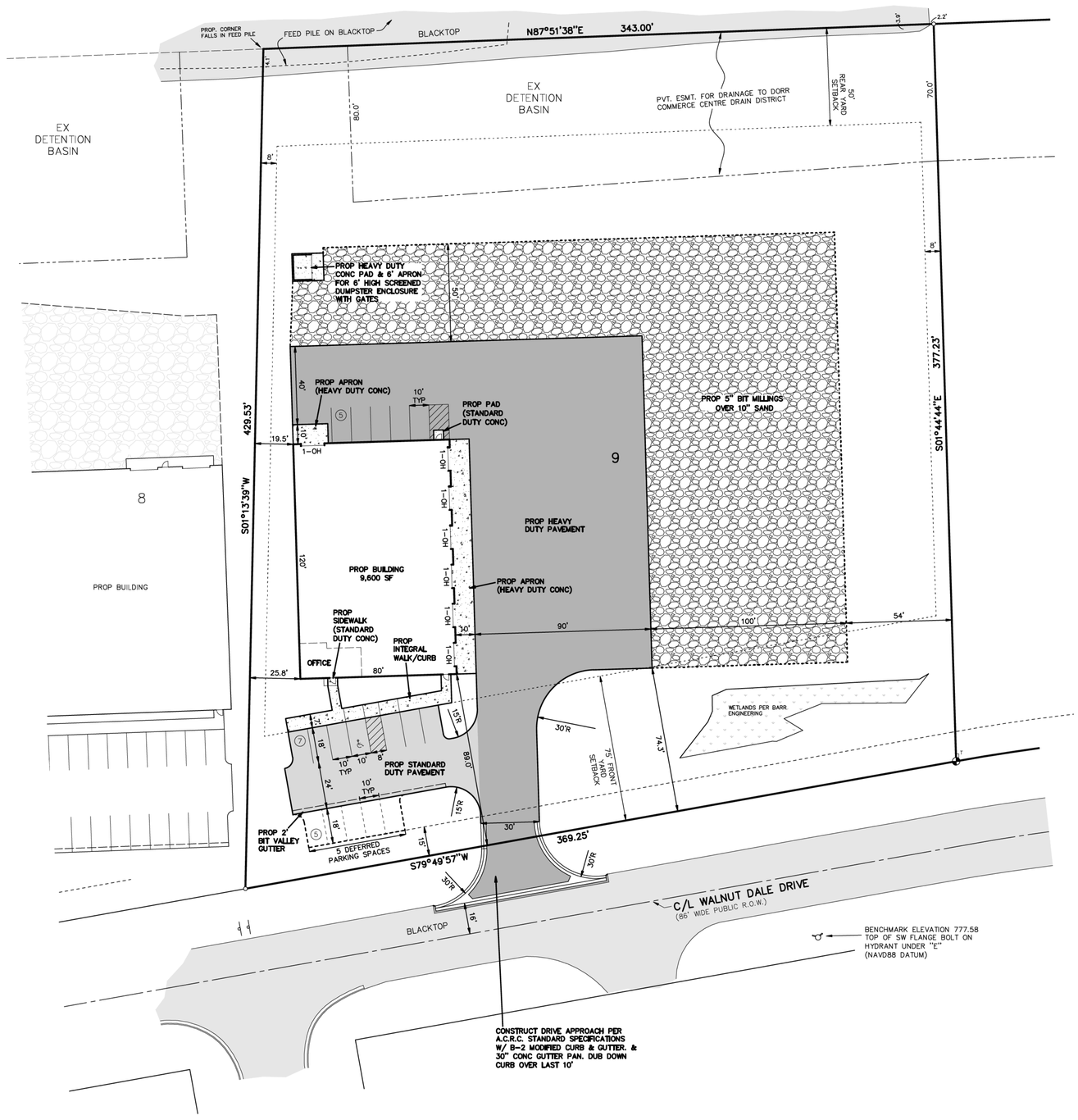
JT TRUCK & TRAILER REPAIR

Project Location:
Lot 9 – Dorr Commerce Centre



LOCATION MAP

JT Truck and Trailer Repair is a locally owned Repair business specializing in heavy duty gravel train repair and truck up fitting. Our truck up fitting can vary from simple fender installs, hydraulic wet kits, lift axle installs, all the way up to complete dump truck builds. Our dump trailer repairs vary from tarp system and bed liner installs to complete trailer refurbishing. We are a distributor for multiple brands of tarp systems, Liner products, and OEM trailer parts.
Our hours are 6:00AM to 4:00 PM Monday-Friday.



GENERAL NOTES :

1. **SETBACKS :**
   - **SIDE YARD = 8'**
   - **REAR YARD = 50'**
   - **FRONT YARD = 75'**
   - **PARKING = 15' FRONT**

2. **PARKING REQUIRED :**
   - **LIGHT MANUFACTURING = 1.5 / 1000 GFA**
     - **= 8,960 / 1000 = 8.96**
     - **= 8.96 x 1.5 = 14 SPACES**
   - **OFFICE = 1 / 300 GFA**
     - **= 640 / 300 = 3 SPACES**
     - **17 SPACES**

   PARKING PROVIDED = 17 SPACES (INCLUDING 1 BARRIER FREE & 5 DEFERRED)

3. **CURRENT ZONING = INDUSTRIAL**

4. **SIGNAGE, LIGHTING, AND LANDSCAPING SHALL MEET TOWNSHIP REQUIREMENTS**

5. ***Property Description*** (as furnished from Commitment No. 2579829):
   Land situated in the Township of Dorr, Allegan County, Michigan:
   Lot 9 of Dorr Commerce Centre, according to the plat thereof recorded in Liber 15 of Plats, Pages 43, 44, 45 and 46, Allegan County Records.
   ALSO
   That part of the Southwest 1/4 of Section 13, Town 4 North, Range 12 West, Dorr Township, Allegan County, Michigan, descr bed as: Commencing at the Southwest Section corner; thence North 03 degrees 46 minutes 32 seconds West 2228.05 feet along the West Section line; thence North 87 degrees 51 minutes 38 seconds East 692.18 feet to the point of beginning; thence South 01 degrees 13 minutes 39 seconds West 429.51 feet; thence North 79 degrees 49 minutes 57 seconds East 43.16 feet; thence Northeasterly 125.34 feet along a 457.00 foot radius curve to the right, the long chord of which bears North 03 degrees 05 minutes 20 seconds East 124.95 feet; thence Northeasterly 124.02 feet along a 543.00 foot radius curve to the left, the long chord of which bears North 04 degrees 24 minutes 12 seconds East 123.75 feet; thence North 02 degrees 08 minutes 22 seconds West 175.39 feet; thence South 87 degrees 51 minutes 38 seconds West 43.00 feet to the point of beginning.
   (for informational purposes only)
   Parcel No.: 03-05-160-009-01
   Property Address: Vacant Land - Walnut Dale Drive, Dorr, MI 49323

Know what's **below.** **Call** before you dig.

STATE OF MICHIGAN
JONATHAN P MALE
ENGINEER
No. 6201047456
LICENSED PROFESSIONAL ENGINEER

0' 15' 30'
SCALE : 1"=30'

LEGEND
- ○ = IRON STAKE FOUND
- ◕ = MONUMENT
- = SIGN
- = WATERMAIN VALVE
- ⊞ = CATCH BASIN
- ○ = MANHOLE
- T□ = TELEPHONE BOX



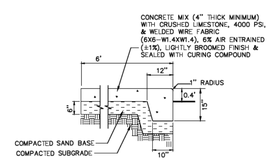
4" CONCRETE MIX WITH CRUSHED LIMESTONE, 4000 PSI
4" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY CONCRETE SECTION
(OUTSIDE OF PUBLIC R/W)



9" OF SEMI, 9" OF SC
8" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

HEAVY DUTY PAVING SECTION



INTEGRAL WALK/CURB DETAIL



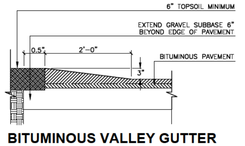
6" OF MDOT P1 CONCRETE MIX WITH MDOT 6AA CRUSHED LIMESTONE, 4000 PSI, & WELDED WIRE FABRIC (6x6-W2.9xW2.9)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

HEAVY DUTY CONCRETE SECTION
(OUTSIDE OF PUBLIC R/W)

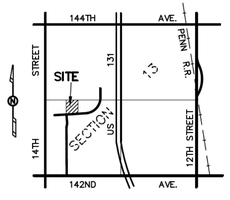


1 1/2" OF SEMI, 1 1/2" OF SC
6" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY PAVING SECTION



BITUMINOUS VALLEY GUTTER



LOCATION MAP

SITE DEVELOPMENT & IMPROVEMENT PLAN
LOT 9, DORR COMMERCE CENTER

FOR: FCC, INC.
ATTN: JAMES ZEHR
8182 BROADMOOR AVE. SE
CALEDONIA, MI 49316

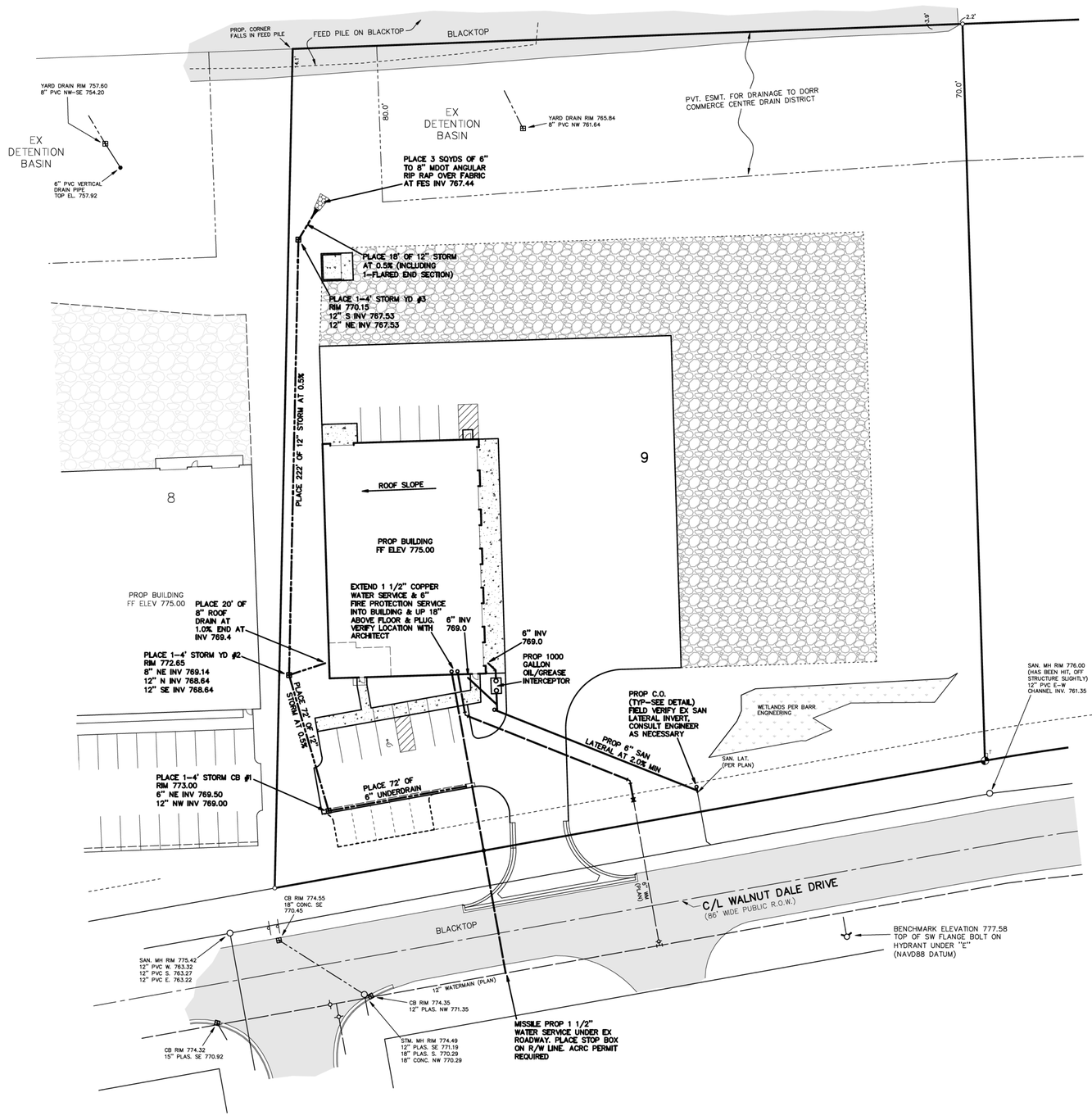
PART OF THE SW 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

DATE	REVISION	BY

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: MK	PROJ. ENG.: JPM	SHEET
APPROVED BY: JPM	PROJ. SURV.: -	2 of 5
FILE NO.: 251344E	DATE: 05/02/25	

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Know what's **below.**
Call before you dig.

STATE OF MICHIGAN
JONATHAN P MALE
ENGINEER
No. 6201047456
LICENSED PROFESSIONAL ENGINEER

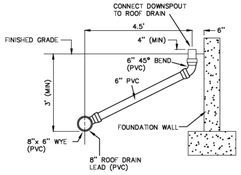
0' 15' 30'
SCALE : 1"=30'

LEGEND

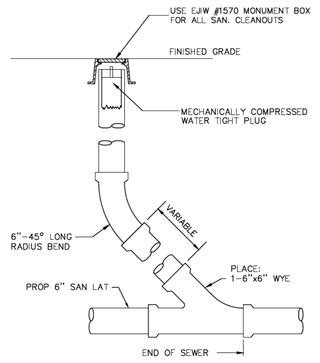
- o = IRON STAKE FOUND
- = MONUMENT
- = SIGN
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- = TELEPHONE BOX

GENERAL NOTES :

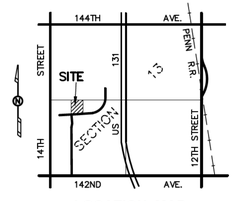
1. CATCH BASIN (CB) WITHIN BIT VALLEY GUTTER SHALL HAVE EJ NO. 7065 CASTING WITH M1 GRATE + 2' SUMP.
2. YARD DRAINS (YD) SHALL HAVE EJ #1020 CASTINGS WITH TYPE 01 BEEHIVE GRATES + 2' SUMPS.
3. STORM SHALL BE ADS N-12 OR APPROVED EQUAL. UNLESS NOTED OTHER WISE.
4. 6" UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 3' MINIMUM COVER WHEN POSSIBLE.
5. ROOF DRAIN SHALL BE PVC SDR-35.



ROOF DRAIN CONNECTION DETAIL



SAN SEWER LATERAL CLEANOUT DETAIL



LOCATION MAP

UTILITY PLAN
LOT 9, DORR COMMERCE CENTER

FOR: FCC, INC.
ATTN: JAMES ZEHR
8182 BROADMOOR AVE. SE
CALEDONIA, MI 49316

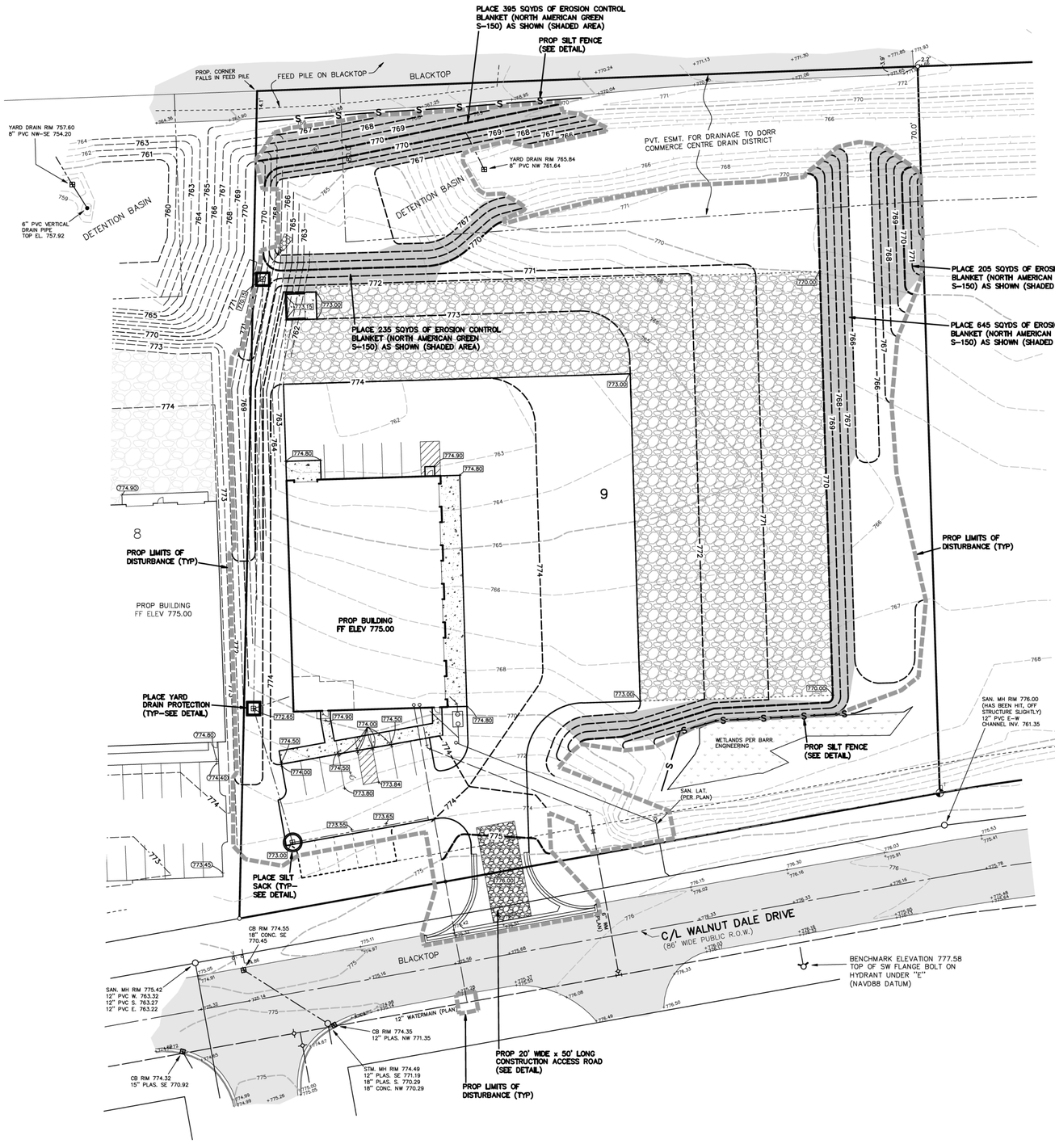
PART OF THE SW 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

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Phone: (616) 531-3660 www.exxelengineering.com

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FILE NO.: 251344E	DATE: 05/02/25	

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SOIL EROSION CONTROL NOTES :

1. TOTAL AREA OF DISTURBANCE = 2.7 ACRES
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED
5. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
6. PROTECT 1 PROPOSED STORM CATCH BASIN WITH SILT SACK AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
7. PROTECT 2 PROPOSED YARD DRAINS WITH YARD DRAIN PROTECTION AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
8. CONTRACTOR IS RESPONSIBLE TO SWEEP ANY TRACKING ON PUBLIC STREETS CAUSED BY SITE CONTRACTOR OR HIS SUBCONTRACTORS.

Know what's below. Call before you dig.

STATE OF MICHIGAN
JONATHAN P MALE
ENGINEER
No. 6201047456
LICENSED PROFESSIONAL ENGINEER

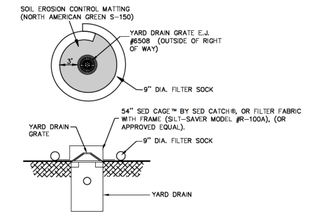
0' 15' 30'
SCALE : 1"=30'
1' CONTOUR INTERVAL

LEGEND

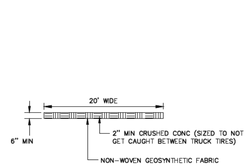
- = IRON STAKE FOUND
- = MONUMENT
- = SIGN
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- = TELEPHONE BOX
- 768 = PROPOSED CONTOUR
- 765 = EXISTING CONTOUR
- 768.00 = PROPOSED SPOT ELEVATION
- 788.29 = EXISTING SPOT ELEVATION
- = PROPOSED SILT FENCE
- = PROPOSED SILT SACK
- = PROPOSED YARD DRAIN PROTECTION

Construction Schedule

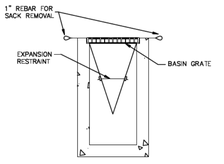
a.	AUG. 2025	CLEAR TREES AND BRUSH
b.	AUG. 2025	INSTALL SILT FENCE
c.	AUG. 2025	ROUGH GRADE SITE
d.	SEPT. 2025	INSTALL STORM, SANITARY & WATERMAIN
e.	SEPT. 2025	INSTALL EROSION CONTROL MATTING
f.	SEPT. 2025	INSTALL SILT SACKS IN NEW CATCH BASINS
g.	SEPT. 2025	START BUILDING CONSTRUCTION
h.	NOV. 2025	INSTALL CONCRETE CURB AND PAVEMENT
i.	NOV. 2025	FINE GRADE REMAINDER OF SITE
j.	SPRING 2026	SPREAD TOPSOIL & SEED
k.	SPRING 2026	COMPLETE BUILDING
l.	SPRING 2026	FINAL RESTORATION & SITE CLEANUP
m.	SPRING 2026	REMOVE TEMPORARY EROSION CONTROLS



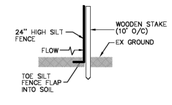
YARD DRAIN PROTECTION DETAIL



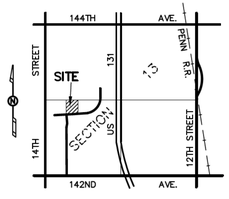
CONSTRUCTION ACCESS ROAD DETAIL



SILT SACK DETAIL



SILT FENCE DETAIL



LOCATION MAP

GRADING & SOIL EROSION CONTROL PLAN
LOT 9, DORR COMMERCE CENTER

FOR: FCC, INC.
ATTN: JAMES ZEHR
8182 BROADMOOR AVE. SE
CALEDONIA, MI 49316

PART OF THE SW 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

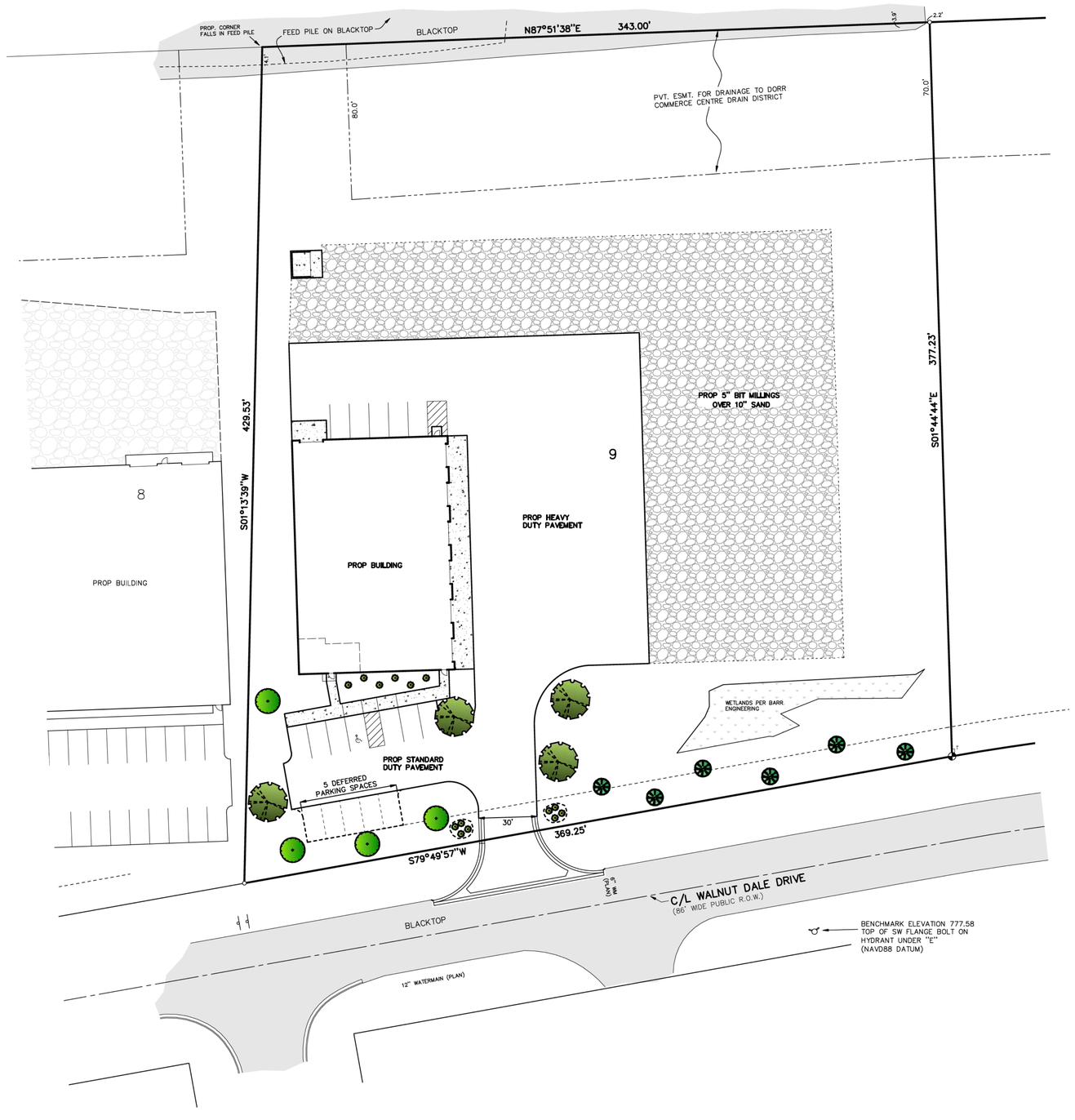
DATE	REVISION	BY

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Phone: (616) 531-3660 www.exxelengineering.com

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APPROVED BY: JPM | PROJ. SURV.: -
FILE NO.: 251344E | DATE: 05/02/25

SHEET 4 of 5

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SCALE: 1" = 30'

LEGEND

- o = IRON STAKE FOUND
- = MONUMENT
- = SIGN
- = TELEPHONE BOX

LANDSCAPE CALCULATIONS :

FRONT YARD LANDSCAPE :
REQUIREMENT : 3 TREES PER 75 LF FRONTAGE & 1 SHRUB PER TREE

WALNUT DALE DRIVE FRONTAGE : 340 LF (EXCLUDING ENTRANCE DRIVE)
REQUIRED : 14 TREES & 14 SHRUBS
PROPOSED : 14 TREES & 14 SHRUBS

LANDSCAPE SCHEDULE :

TREES	COMMON NAME	SIZE	QTY
	RED MAPLE	3" CAL. MIN.	4
	EASTERN REDBUD	4' HGT. MIN.	4
	COLORADO SPRUCE	5' HGT. MIN.	6

SHRUBS	COMMON NAME	SIZE	QTY
	JAPANESE YEW	3" MIN	14

LANDSCAPE PLAN
LOT 9, DORR COMMERCE CENTER

FOR: FCC, INC.
ATTN: JAMES ZEHR
8182 BROADMOOR AVE. SE
CALEDONIA, MI 49316

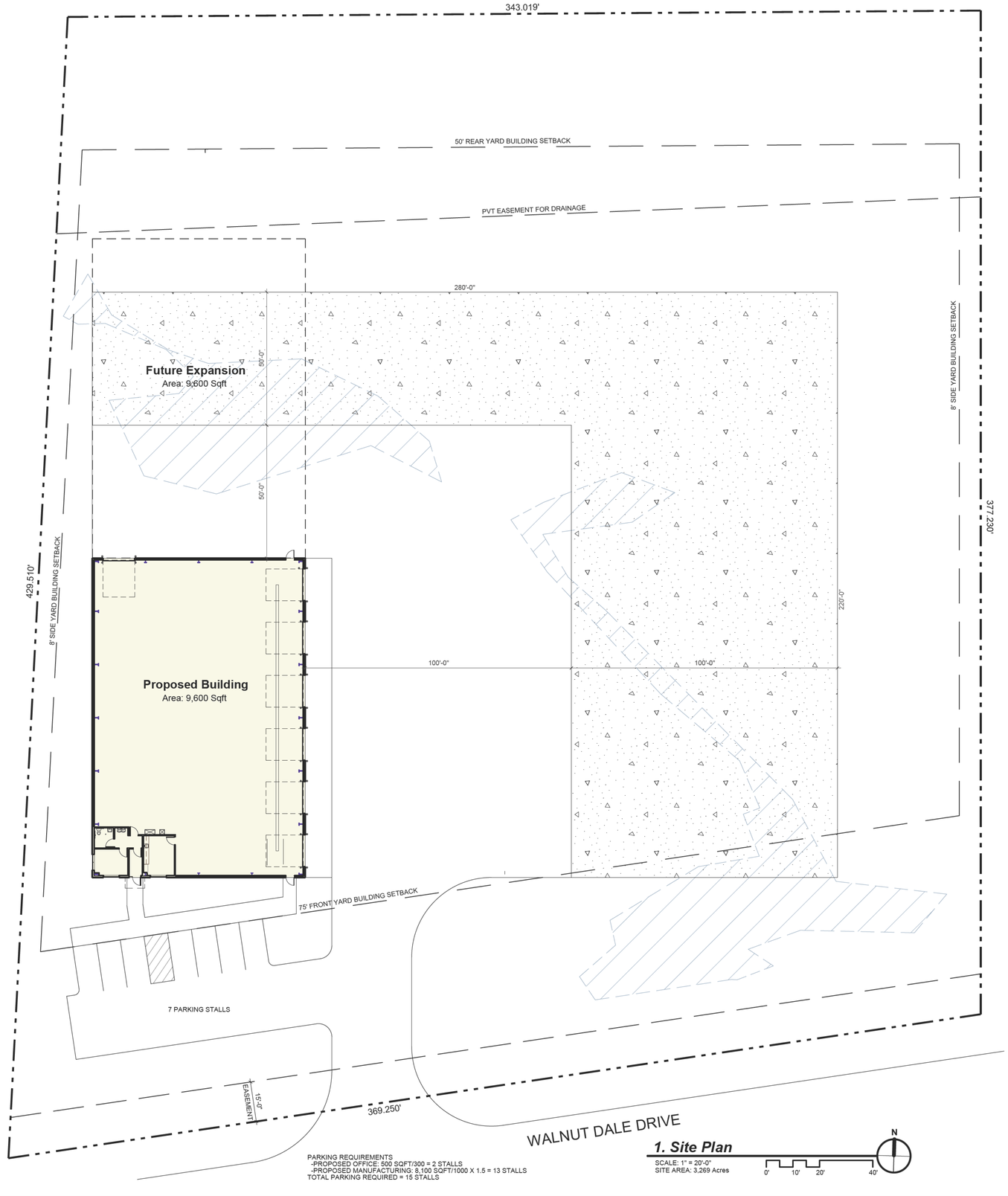
PART OF THE SW 1/4, SECTION 13, T4N, R12W, DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

DATE	REVISION	BY

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DRAWN BY: MK	PROJ. ENG.: JPM	SHEET
APPROVED BY: JPM	PROJ. SURV.:	5 of 5
FILE NO.: 251344E	DATE: 05/02/25	

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PARKING REQUIREMENTS
-PROPOSED OFFICE: 500 SQFT/300 = 2 STALLS
-PROPOSED MANUFACTURING: 8,100 SQFT/1000 X 1.5 = 13 STALLS
TOTAL PARKING REQUIRED = 15 STALLS

1. Site Plan

SCALE: 1" = 20'-0"
SITE AREA: 3.269 Acres

dixon ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

FCC CONSTRUCTION INC.
8182 Broadmoor Ave SE
Caledonia, MI 49316
p. (616) 891-4000
teamfcc.com

Street Address
City, State Zip
p. (xxx) xxx-xxx
www.xxx.com

JT Truck and Trailer PEMB

Dorr Commerce Centre, Lot 9
Moline, Michigan

Site Plan

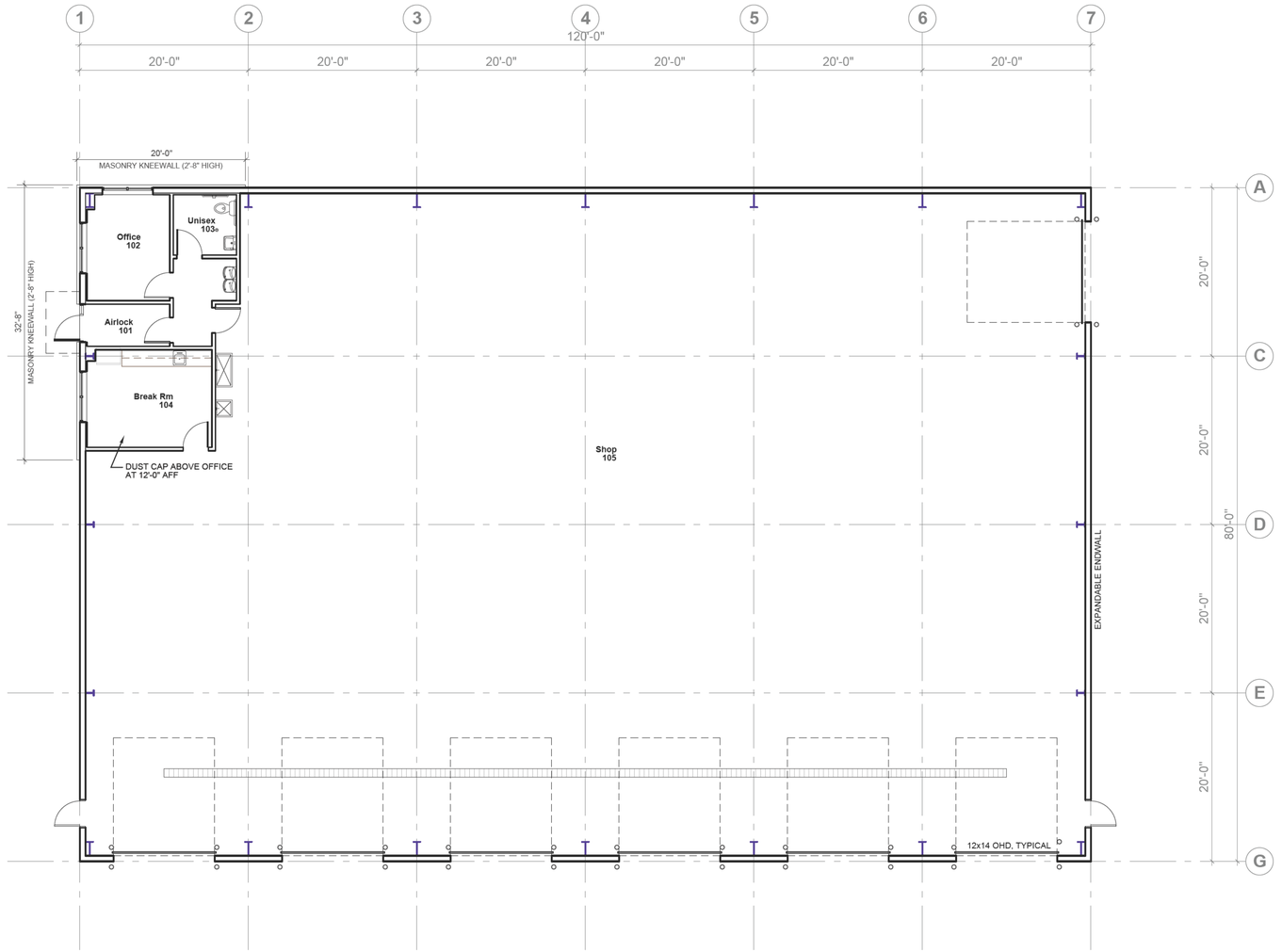
Made in Michigan

Revisions:

Project No: 225022
Issue Date: 5/8/25
Reviewer: KCD
Drawn By: KCD

A1.1

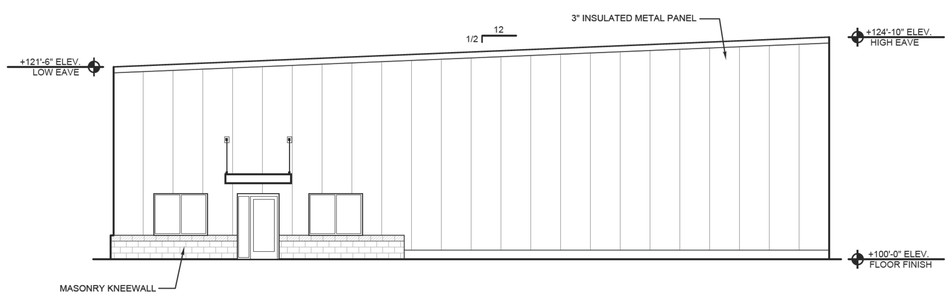
©2025 Dixon Environmental Architecture, Inc.



1. Site Plan

SCALE: 1/8" = 1'-0"
BUILDING AREA: 9,600 SQFT

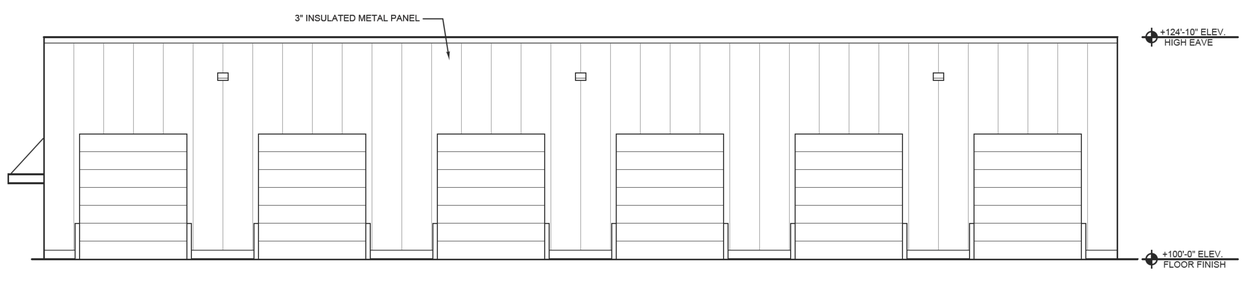
0' 4' 8' 16'



2. South Elevation

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



3. East Elevation

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

dixon ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

FCC CONSTRUCTION INC.
8182 Broadmoor Ave SE
Caledonia, MI 49316
p. (616) 891-4000
teamfcc.com

Street Address
City, State Zip
p. (xxx) xxx-xxx
www.xxx.com

JT Truck and Trailer PEMB

Dorr Commerce Centre, Lot 9
Moline, Michigan

Floor Plan & Elevations

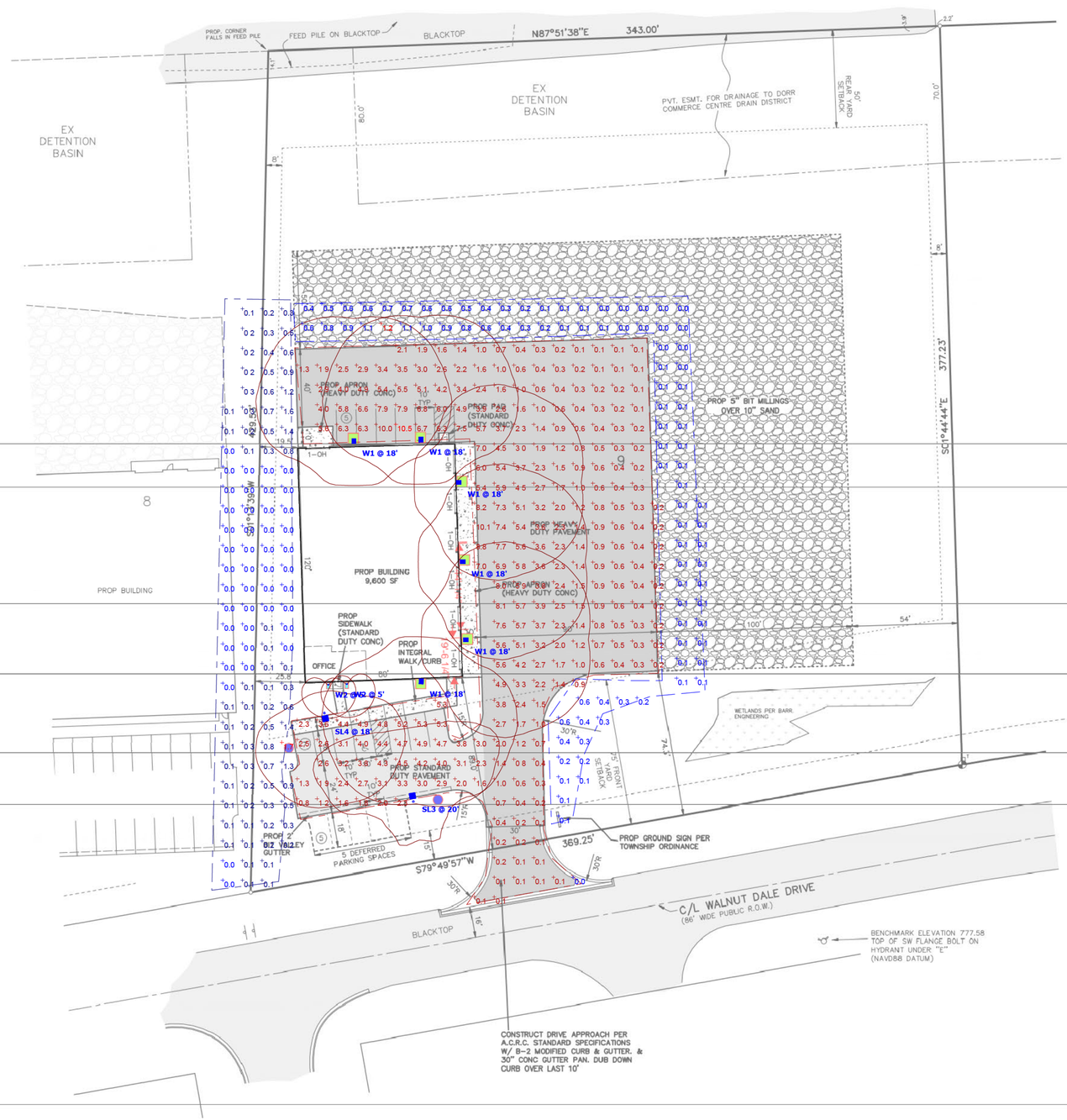
Made in Michigan

Revisions:

Project No: 225022
Issue Date: 5/8/25
Reviewer: KCD
Drawn By: KCD

A2.1

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Plan View

GENERAL NOTES :

1. **SETBACKS :**
   SIDE YARD = 8'
   REAR YARD = 50'
   FRONT YARD = 75'
   PARKING = 15' FRONT

2. **PARKING REQUIRED :**
   LIGHT MANUFACTURING = 1.5 / 1000 GFA
   = 8,960 / 1000 = 8.96
   = 8.96 x 1.5 = 14 SPACES
   OFFICE = 1 / 300 GFA
   = 640 / 300 = 3 SPACES
   17 SPACES

   PARKING PROVIDED = 17 SPACES (INCLUDING 1 BARRIER FREE & 5 DEFERRED)

3. **CURRENT ZONING = INDUSTRIAL**

4. **SIGNAGE, LIGHTING, AND LANDSCAPING SHALL MEET TOWNSHIP REQUIREMENTS**

5. ***Property Description*** (as furnished from Commitment No. 2579829):
   Land situated in the Township of Dorr, Allegan County, Michigan:
   Lot 9 of Dorr Commerce Centre, according to the plat thereof recorded in Liber 15 of Plats, Pages 43, 44, 45 and 46, Allegan County Records.
   ALSO
   That part of the Southwest 1/4 of Section 13, Town 4 North, Range 12 West, Dorr Township, Allegan County, Michigan, described as: Commencing at the Southwest Section corner; thence North 03 degrees 46 minutes 32 seconds West 2228.05 feet along the West Section line; thence North 87 degrees 51 minutes 38 seconds East 692.18 feet to the point of beginning; thence South 01 degrees 13 minutes 39 seconds West 429.51 feet; thence North 79 degrees 49 minutes 57 seconds East 43.16 feet; thence Northeasterly 125.34 feet along a 457.00 foot radius curve to the right, the long chord of which bears North 03 degrees 05 minutes 20 seconds East 124.95 feet; thence Northeasterly 124.02 feet along a 543.00 foot radius curve to the left, the long chord of which bears North 04 degrees 24 minutes 12 seconds East 123.75 feet; thence North 02 degrees 08 minutes 22 seconds West 175.39 feet; thence South 87 degrees 51 minutes 38 seconds West 43.00 feet to the point of beginning.
   (for informational purposes only)
   Parcel No.: 03-05-160-009-01
   Property Address: Vacant Land - Walnut Dale Drive, Dorr, MI 49323

Know what's below. Call before you dig.

STATE OF MICHIGAN
JONATHAN P MALE
ENGINEER
No. 6201047456
LICENSED PROFESSIONAL ENGINEER

0' 15' 30'
SCALE : 1"=30'

LEGEND
- = IRON STAKE FOUND
- = MONUMENT
- = SIGN
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- = TELEPHONE BOX

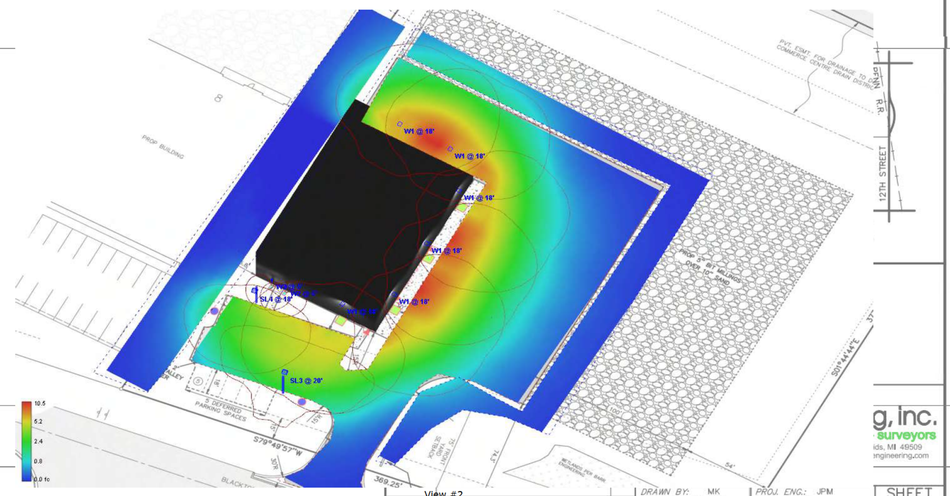
Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	W1	6	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-4-40-70CRI-UNV-DIM-40-70CRI-*-BKS/XBO/WM/CLR	Type IV Area Light Supplied w/ Wall Mount Bracket		1	18162	0.94	135	Max: 10415cd
	SL3	1	LSI INDUSTRIES, INC.	MRS-LED-06L-SIL-3-40-70CRI			1	6240	0.94	39	Max: 5359cd
	W2	2	CAMMAN LIGHTING, INC.	W218-36-LN-T3-40K	WALL MOUNT	LED, 40K	6	900	1	38.92	Max: 590cd
	SL4	1	LSI INDUSTRIES, INC.	MRS-LED-06L-SIL-4-40-70CRI			1	6337	1	39	Max: 3634cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive	+	2.5 fc	10.5 fc	0.0 fc	N/A	N/A
Perimeter	+	0.3 fc	1.2 fc	0.0 fc	N/A	N/A
West Perimeter	+	0.2 fc	1.7 fc	0.0 fc	N/A	N/A

INTEGRAL WALK/CURB DETAIL



View #2

DATE	REVISION	BY

DRAWN BY: MK
APPROVED BY: JPM
FILE NO.: 251344E
PROJ. ENG.: JPM
PROJ. SURV.:
DATE: 05/02/25

g, inc.
surveyors
ids, MI 49509
ngineering.com

SHEET 2 of 5

P:\Projects\2025\251344\Drawings\251344.dwg, SITE, SLP, 5/16/2025 2:07:11 PM, jmalk

PCI PROFESSIONAL CODE INSPECTIONS

1575 142nd Ave, Dorr, MI 49323
Ph: (616) 877-2000 Fax: (616) 877-4455
www.pcimi.com

MEMORANDUM

TO: Dorr Township Planning Commission

FROM: Jason Derry, AICP, Zoning Administrator

DATE: June 3, 2025

RE: **Holy Cross Antiochian Orthodox Church. – Site Plan Review, Special Use Permit – Place of Worship, Cemetery**

PACKET CONTENTS

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Concept Plan.....20
Legal Notice.....21
300ft Mailer Recipient List..... 22

The Planning Commission is scheduled to hear a request from the Holy Cross Antiochian Orthodox Church, interested party, for a special use permit and related site plan review to construct a church and cemetery within the F Agricultural District.

GENERAL OVERVIEW

Property Information

The unaddressed property known as permanent parcel number 03-05-033-001-40 is located on the west side of 18th Street, just south of 138th Avenue, and comprises approximately 21.17 acres with 735 feet of frontage. It is currently zoned F Agricultural and surrounded by like F property.

Request Information

General Information

Size: Church: 10,000 sf (350 seats)
Cemetery: 2 Acres

Setbacks *(from lot lines, right-of-way)*

	Front:	***Side** (N):*	***Side** (S):*	***Rear:***
Required:	50’	50’	50’	50’
Proposed:	N/D (50’+)	N/D (50’+)	N/D (50’+)	N/D (50’+)

Request Narrative

Applicant is requesting special use permit and site plan approval to construct a 350-seat church and two-acre cemetery. The proposal features 133 parking spaces, a retention basin, and privacy fencing around the north, west, and southeast sides.

The applications indicate that along with the church and cemetery, four residential parcels are to be created. This is illustrated on a preliminary sketch, but conflicts with both the submitted concept plan (which shows just two) and survey (shows none). These parcels do not require Planning Commission approval, but if they require the driveway to be a private road (as indicated on the preliminary sketch), then that private road will itself require a special use permit.

This memo is written under the presumption that the driveway will not be a private road at this time.

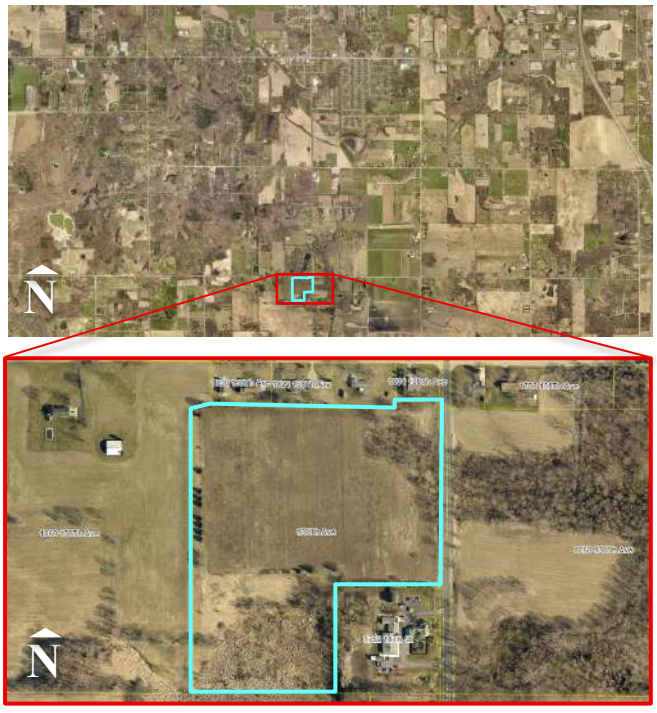


Figure 1. PPN 05-033-001-40 (Allegan County Parcel Viewer, 2023)

RELEVANT LANGUAGE

— SITE PLAN REVIEW

Section 14A.04 Site Plan Requirements

Memos regarding applications for commercial, industrial, or institutional uses which are not accompanied by a sealed engineered plan will include an analysis of site plan requirements.

(a) Site plans shall be drawn at a scale of not more than one inch to 100 feet and shall contain the following information unless specifically waived by the Planning Commission:

Findings: Whether the following items have been submitted is indicated by a ✓ (yes), X (no), … (partial), or "N/A" (not applicable) accordingly below.

Requirement	**Status**	**Information**
1. *The date on which the site plan was prepared.*	✓	Included.
2. *The name, address and professional seal of the architect, landscape architect, engineer or professional surveyor who prepared the plan.(3)A north arrow and legal description based upon the most current survey.*	X	Not included. No seal included.
3. *A north arrow and legal description based upon the most current survey.*	✓	Included.
4. *Property lines, dimensions, and building setback distances and all structures, lot lines and wetlands within 100 feet of the site.*	✓	Included.
5. *Existing and proposed topographic elevations at five-feet intervals on the site and to a distance of 50 feet outside the boundary lines of the site.*	X	Not included. No existing or proposed contours provided.
6. *Direction of storm water drainage and how storm water runoff will be handled.*	…	Partially included. Stormwater basin indicated, but details on sheet runoff and storm sewers not included.
7. *Location of existing and proposed buildings, their intended use, the length, width and height of each building, and the square footage of each building.*	…	Partially included. Building area provided, but no other dimensions nor floor plan.
8. *Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet on either side of the site. Also driveway location and design specifications.*	…	Partially included. Information on surrounding property included, but driveway details not included.
9. *Location and size of all water and sanitary sewer lines and storm drainage lines as well as fire hydrants and catch basins, and location of septic tank and drain fields, and utility easements.*	X	Not included.
10. *Location and type of all sidewalks, bike paths, and other walkways.*	✓	Included.
11. *Location, type and size of any walls, fences or other screening devices.*	…	Partially included. Information on fence construction type not included.
12. *Location of all proposed landscape materials, including size and type of plantings.*	X	Not included.
13. *Location, size and height of all proposed accessory structures, flagpoles, storage sheds, transformers, dumpsters or trash removal areas or devices, and methods of screening, signs, and existing and proposed utility poles.*	…	Partially included. No accessory structures proposed at this time, but no data on waste receptacles provided.

14. *Proposed parking areas and access drives showing the number and size of spaces and aisles, loading areas, handicapped access ramps, and the method of surfacing such areas.*	…	Partially included. No parking or maneuvering dimensions included.
15. *Exterior lighting showing areas of illumination and type of fixtures as well as the method of shielding lights from adjacent properties and roadways.*	X	Not included.
16. *Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, floodplains, and wetlands. Vegetation which is to be retained on the site must be illustrated.*	…	Partially included. Existing foliage unclear whether staying or being removed.
17. *Location of existing and proposed slopes which are 20 percent or greater.*	✓	Included.
18. *Zoning and land use on adjacent properties.*	✓	Included.
19. *Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by this Ordinance or by state or federal agencies.*	N/A	Not applicable.
20. *The Planning Commission may request architectural elevation drawings of a building and cross-section drawings of a site.*	X	Not included. Not initially required.
21. *Small-scale sketch of properties, streets and zoned uses of land within one-quarter mile of the site.*	✓	Included.
22. *Identification of the limits of any required "natural vegetation zone" adjacent to a Rabbit River feature, as established by the Rabbit River protection standards contained in Chapter 5C.*	N/A	Not applicable.

Findings: Below is the summary of included, partially included, not included, and not applicable items:

Result	Count	Percent
Included (✓):	7	35%
Partially Included (…):	7	35%
Not Included (X):	6	30%
Not Applicable (N/A):	2	-

- The Planning Commission may wish to determine whether to **require any of the above outstanding site plan requirements** as a condition of approval (or waive them). Many of the suggestions throughout the rest of this memo are related to either missing or partially included information above.

(b) The Planning Commission may require written statements relative to the effects on the existing traffic capacity of streets, and the proposed development's impact on schools, existing utilities, the environment and natural features.

In addition, the Commission may request additional studies, graphics or other written materials from the applicant in order to assist in determining the appropriateness of the site plan.

Section 14A.06 Site Plan Review, Standards for Approval

"Prior to approving a site plan, the Planning Commission shall require that the following standards be satisfied: If these standards and the other requirements noted in this section or in other Township ordinances are met, the site plan shall be approved.

(a) The site shall be designed to minimize or avoid conflicting and unsafe vehicle turning movements on the site and at driveways serving the site; avoid driver sight obstructions and provide for vehicle access between adjoining parcels where practicable.

Findings: Given the proposal is a church, it is highly likely to attract and disperse a large number of cars all at once. All traffic enters and exits through a single driveway. The site fronts on 18th Street, which is beneficial because it is a highly trafficked road that will handle the volume, but that same trait becomes an issue with cars attempting to turn left to enter or piling up in the driveway while waiting to leave. Likewise, given the wetlands directly north of the proposed driveway and the small hill to the south, sightlines may be an issue that must be addressed. Nonetheless, these potentialities are both better handled by the Township's specialist agencies.

- The Planning Commission may wish to require **Fire Chief approval** of the proposed ingress/egress and parking and loading layout.
- Applicant shall obtain **Road Commission approval** of the proposed driveway entrance.

(b) Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

Findings: The site features wetlands both in the northeast corner and south end of the property. Proposed stormwater management basin is indicated to drain into the existing southern wetland.

- Applicant should obtain **Drain Commission approval** (and potentially EGLE, if necessary).

(c) The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences and landscaping should be used, as appropriate, to accomplish these purposes. Landscaping, landscape buffers and greenbelts shall be provided and designed in accordance with the Township's landscape provisions.

Findings: The north side borders four residences, the west side a single residence, and the south side the Dorr Veterinary Clinic. The site already features existing mature trees (some evergreen, some deciduous) along the north, south, and west lot lines. However, concept plan also indicates that a "six (6)-foot tall privacy fence or tree screening" will be installed along the north, west, and south lot lines. No further details are provided on what type of fencing or plantings may be installed.

- The Planning Commission may wish to determine whether the **existing site conditions and proposed improvements on the north, west, and south sides are sufficient** to meet the screening needs of the site.

(d) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as requested by the Township Fire Department.

Findings: Proposed plan will be subject to the conditions and approval of the Fire Chief.

(e) Walkways shall be provided as necessary for safe pedestrian movement.

Findings: The north and west sides of the proposed building feature a concrete walkway for access to the main entry on the west side. While ADA parking is provided as close to this entry as possible, there appears to be no way for ADA parkers to get to the entry without either walking across a grass strip or walking through the parking lot maneuvering lane behind parked cars.

- The Planning Commission may wish to determine whether to require **expansion of concrete walkways along the east edge of the ADA parking strip** for ease of transportation to the front entry.

(f) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

Findings: *See comments above.* The site is to be accessed by 18th Street.

(g) Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm water drainage system. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins

may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system.

Findings: While the plan includes a retention basin and rudimentary impervious surface calculations, it features no further information on stormwater control. No information on final site grading or stormwater infrastructure is provided.

- Applicant should submit **drainage plan;**

  - AND/OR -

- Applicant should shall obtain **Drain Commission approval**.

(h) Exterior lighting shall be arranged so that illumination is deflected downward and away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Cut-off light fixtures may be required to accomplish this. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures should be minimized to reduce light pollution.

Findings: No information on proposed exterior lighting is provided.

- Applicant should submit **lighting plan** or otherwise confirm whether lighting is proposed.

(i) Outside storage areas including receptacles for the storage of trash, shall be screened by a vertical screen consisting of structural or plant materials not less than six feet in height or placed so they are not substantially visible from residential districts or public thoroughfares. The finished side of any wall, fence or other screen shall face adjacent properties.

Findings: No information on waste management or receptacles is provided.

- Applicant should specific whether an **outdoor dumpster is to be used** and, if so, **location and screening information**.

(j) All streets and driveways shall be developed in accordance with the Township Subdivision Control Ordinance, the Allegan County Road Commission or Michigan Department of Transportation specifications, unless developed as a private road in accordance with the requirements for private roads in the Township.

Findings: Applicant will be required to receive approval for a commercial driveway entrance from the Allegan County Road Commission.

(k) Site plans shall conform to all applicable requirements of county, state and federal statutes and approval may be conditioned on the applicant receiving necessary county, state and federal permits before final site plan approval or an occupancy permit is granted."

Findings: The applicant will need to secure Drain Commission approval for this project along with any necessary permits.

Section 15.05 - Design, Location, and Construction Requirements, Off-street Parking

"The following regulations shall apply to all uses except one- and two-family dwellings and farm uses.

***(a) Parking Lot Surface and Drainage.** All drives, driveways, and parking spaces shall be surfaced with asphalt or cement pavement. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.*

In order to reduce the amount of impervious surface and the corresponding storm water runoff and reduce heat given off by asphalt surfaces, the Planning Commission may approve alternate parking lot surfaces for overflow parking, or employee parking, or parking or maneuvering areas devoted to loading activities or parking for trucks or similar heavy equipment. Such alternate parking lot surfaces may include but shall not be limited to gravel, crushed stone, or products which are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces or similar dustless material.

Findings: All proposed parking and maneuvering lanes of the church are to be paved. Cemetery navigation lane is to be gravel.

- Applicant should obtain **Drain Commission approval** of proposal for stormwater management.

***(b) Lighting.** Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining properties or streets and highways. Lighting fixtures in required parking facilities for commercial, industrial, or office districts within 150 feet of a Residential or Rural Agricultural Zoning District or an area recommended for such use in the Township Master Plan shall not exceed 23 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff.*

Findings: *See comments above.* No information on proposed exterior lighting is provided.

- Applicant should submit **lighting plan** or otherwise confirm whether lighting is proposed.

(c) Parking Lot Setback. *All off-street parking areas, except those serving residential dwellings with less than five dwelling units, shall be set back a minimum of five feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided.*

Findings: Parking lot setbacks are not specifically provided. However, given the immense distances involved, the Planning Commission may find this standard has been met.

(d) Traffic Islands. *Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive. The Planning Commission may require traffic islands, striped pavement or other methods to achieve this.*

Findings: No traffic islands are proposed. However, parking has been oriented into east-west running rows which may optimize traffic flow.

(e) Pedestrian Protection. *Parking lots shall be designed to limit the number of points where pedestrians must cross in front of vehicles. In particular, vehicle access in front of building entrances and exits should be minimized. Landscaped pedestrian walkways to and from parking areas may be required to enhance pedestrian safety.*

Findings: *See comments above*. While ADA parking is provided as close to the main entry as possible, there appears to be no way for ADA parkers to get to the entry without either walking across a grass strip or walking through the parking lot maneuvering lane behind parked cars.

- The Planning Commission may wish to determine whether to require **expansion of concrete walkways along the east edge of the ADA parking strip** for ease of transportation to the front entry.

(f) Snow Storage. *Snow shall not be stored in areas with plantings or where it may create visibility problems for drivers or pedestrians.*

Findings: Snow storage may be found in the proposed retention basin to the south and plentiful open space elsewhere.

(h) Side and Rear Location. *Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.*

Findings: All proposed parking is to the side or rear of the church. The Planning Commission may find this standard has been met.

(i) Uses Permitted. *Off-street parking areas shall not be used for repair, dismantling or servicing of motor vehicles."*

Findings: While the Planning Commission does not need to make this a condition, it may wish to reiterate it during the meeting.

Section 15.06 – Size of Parking Space and Aisle

Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 1 below.

Parking Angle	***Maneuvering Aisle Width***		***Parking Stall Width***	***Parking Stall Length***	***Total Width of 2 Stalls of Parking Plus Maneuvering Aisle***	
	One Way	***Two Way***			***One Way***	***Two Way***
75° to 90°	*12 feet*	*24 feet*	*10 feet*	*18 feet*	*48 feet*	*60 feet*
Proposed Parking:	–	**No Data**	**No Data**	**No Data**	–	**No Data**

Findings: Applicant should submit **parking space and maneuvering lane measurements**.

Section 15.07 – Schedule of Off-street Parking Requirements

"Each use shall provide spaces in conformance with the following schedule of requirements:"

	Use		Number of Motor Vehicle Parking Spaces Required per Unit of Measure
(b)	**Institutional/Public Assembly**		
	(1)	Churches, temples, mosques, synagogues, or similar types of facilities.	One (1) space per each four seats in the worship room.

Proposed Parking: Parking calculations have been provided.

Church: 350 seats / 4 = 88 spaces

Total Required: 88 spaces
Total Proposed: 133 spaces

Findings: The Planning Commission may find this standard has been met.

Section 4.41 - Landscaping/greenbelt Standards

"The purpose of this article is to promote the public health, safety and welfare by establishing minimum standards for the design, installation and maintenance of landscaping in parking lots, as greenbelts between uses and along roadways. Landscaping is considered by the Township to be an important element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the Township.

The landscape standards of this article are considered the minimum necessary to achieve the objectives noted above. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

(c) ***Landscaping requirements.***

(1) A landscape area or greenbelt as required herein shall be provided as follows:

i. Wherever a commercial or industrial zone abuts a residential zone or use.

Findings: The property is zoned F Agricultural and surrounded by like F property. Per the language above, since the subject property is not zoned commercially or industrially, no greenbelts are required where it abuts residences or other F property. Nonetheless:

- The Planning Commission may wish to determine whether the **existing site conditions and proposed improvements on the north, west, and south sides are sufficient** to meet the screening needs of the site.

(2) Landscaping requirements shall not apply where adjacent zoning districts are separated by a public street. In such case, the front yard landscaping requirements of this article shall apply.

(i) ***Front yard landscaping.*** *Except for necessary driveways, frontage roads, service drives or walkways, the front yard shall be landscaped according to the following minimum requirements.*

(1) For each 75 feet in length of road frontage three trees shall be planted within the front yard. Such trees shall be a mixture of evergreen, canopy and ornamental trees.

(2) Shrubs at a rate of one per each tree required.

	Frontage (320 feet, driveways (50 feet) excluded)		
Planting Type	**Required**	**Proposed**	
Trees	320 / 75 = 4.26 * 3 = **13 trees**	- canopy - evergreen trees - ornamental	**No Data**
Shrubs	13 trees = **13 shrubs**	**No Data**	

Findings: The above calculations are based on the remaining frontage shown on the concept plan. While the concept plan indicates the front yard to have a sizeable number of existing mature

foliage, it is unclear how much is to remain when the project is complete and what varieties of foliage are there.

- Applicant should provide **landscaping plan**

  - AND/OR -

- The Planning Commission may wish to determine whether the **existing site conditions on the east (front) side are sufficient** to meet the front yard landscaping needs of the site.

(3) Not applicable. No front yard berms proposed.

(j) ***Off-street parking area landscaping requirements.*** *All parking areas having 20 or more parking spaces shall be landscaped according to the following minimum requirements:*

(1) One canopy tree for every 20 parking spaces, with a minimum of two trees, shall be planted adjacent to and within the parking area.

Parking Spaces, Currently Proposed	
Required	**Proposed**
133 proposed stalls / 20 = ***7 trees***	**0 trees**

Findings: There are currently no trees proposed among the parking areas.

- Applicant should provide **landscaping plan**

  - AND/OR -

- The Planning Commission may wish to determine whether the **existing site conditions on the east (front) side are sufficient** to meet the front yard landscaping needs of the site.

(2) Trees shall be located to prevent damage by motor vehicles.

(3) Landscaping islands shall be dispersed through the parking lot in order to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six feet wide and shall contain at least one canopy tree.

(4) Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.

(5) All landscape areas shall be protected by raised curbs, parking blocks or other similar methods.

(6) Where any parking area, excepting areas serving one-family or two-family dwellings, abuts or faces a public right-of-way, a three-foot-high continuous obscuring screen at least three but no more than four feet high may be required between the parking area and the public road right-of-way line. The screen may be comprised of natural or manmade material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.

(7) Landscaping required for greenbelts and front yard landscaping that abuts off-street parking areas may substitute for up to 50 percent of the required parking lot landscaping.

Findings: No landscaping data has been submitted.

— SPECIAL LAND USE

Section 4.32. Special land use; general standards

"To approve a special land use, the Planning Commission must find that all the following general standards are satisfied, in addition to any applicable standards set forth in this ordinance for specific special land uses:

(a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.

Findings: The site is designed so that the church and cemetery are far from any other occupied property, with the front of the church facing away from 18th Street. As long as the proposed driveway is approved

by the Road Commission and the layout approved by the Fire Chief, there is unlikely to be any detriment to public roads or nearby properties.

(b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation.

Findings: Submitted information is currently incomplete regarding several of these items. The Planning Commission may wish to see further drainage information or require Drain Commission approval. Otherwise, however, the site is to be served by well and septic system and the church is expecting to seat a maximum of 350 people.

(c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services.

Findings: Churches are not typically known to be places of frequent police-necessary conflicts. If the Fire Chief finds the proposed layout serviceable by emergency vehicles, the Planning Commission may find this standard met.

(d) The special land use must not have an adverse effect on the need and demand for other public services.

Findings: As previously stated, churches are usually low-impact uses for most of the week. Otherwise, utility usage is unlikely to be much greater than an agricultural operation or several homes in the same space.

(e) The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties.

Findings: Submitted information is currently incomplete regarding several of these items. The Planning Commission may wish to see further drainage information or require Drain Commission approval to ensure proper environmental containment.

(f) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare."

Findings: The property is zoned F Agricultural, a district in which the Township permits institutional places of public assembly. Should a church seek to be built anywhere within the F Agricultural District, doing so on a property on a major road (18th Street) and set back far enough to minimize effect on neighboring properties would likely be the most optimal case. The Future Land Use Map indicates this area is to remain F Agricultural in the future.

SUMMARY & CONCLUSION

Summary

Should the Planning Commission consider approval of this site plan, the following items should be discussed and/or stipulated as conditions for approval. These items may be set as conditions to be submitted for administrative approval or to return to the Planning Commission for verification.

Please see the following page for Potential Conditions.

	ID	Memo Page	Ordinance Section	Potential Condition
Approval from:	A	4	**§ 14A.06**	➢ Dorr Township **Fire Chief**.
	B	4	**§ 14A.06**	➢ Allegan County **Road Commission**.
	C	4 5	**§ 14A.06** **§ 15.05**	➢ Allegan County **Drain Commission**.
Requirement of:	D	5	**§ 14A.06**	➢ **Drainage plan** *(or otherwise Drain Commission approval)*.
	E	5 6	**§ 14A.06** **§ 15.05**	➢ **Lighting plan** *(or otherwise confirm whether lighting is proposed)*.
	F	6	**§ 15.06**	➢ **parking space** and **maneuvering lane measurements.**
	G	8	**§ 4.41**	➢ **Landscaping plan** *(or otherwise confirm ID J and L below)*.
Specification on:	H	5	**§ 15.05**	➢ whether an **outdoor dumpster is to be used** *(and, if so, location and screening information)*.
Discussion of:	I	3	**§ 14A.04**	➢ whether to **require any of the outstanding site plan requirements** as a condition of approval *(or waive them)*.
	J	4 7	**§ 14A.06** **§ 4.41**	➢ whether the **existing site conditions and proposed improvements on the north, west, and south sides are sufficient** to meet the screening needs of the site.
	K	4 6	**§ 14A.06** **§ 15.05**	➢ whether to require **expansion of concrete walkways along the east edge of the ADA parking strip** for ease of transportation to the front entry.
	L	8	**§ 4.41**	➢ whether the **existing site conditions on the east (front) side are sufficient** to meet the **front yard landscaping** needs of the site.

Conclusion

I hope the information provided is helpful to you as you consider this Rezoning Petition. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at (616) 877-2000 ext. 215 or by email at jderry@pcimi.com.

With Warm Regards,



Jason Derry, AICP
Dorr Township Zoning Administrator
Professional Code Inspections of Michigan, Inc.

Dorr Township
Findings of Fact Form

After considering evidence presented by the applicant, research of the Zoning Ordinance, Master Plan, public input, and all other items set forth in relation to this petition, the Planning Commission makes the following Findings of Fact based on the Standards of the Dorr Township Zoning Ordinance:

Section 4.32. Special land use; general standards

"To approve a special land use, the Planning Commission must find that all the following general standards are satisfied, in addition to any applicable standards set forth in this ordinance for specific special land uses:

(a) The special land use shall be established, laid out and operated so as not to have a substantial adverse effect upon adjoining or nearby lands or any of the uses thereof.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

(b) The special land use must not have an adverse effect on water and sewer services, storm water drainage, road capacity and volume of traffic and traffic safety and circulation.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

(c) The special land use must not have an adverse effect on police and fire services and other public safety and emergency services.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

(d) The special land use must not have an adverse effect on the need and demand for other public services.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

(e) The special land use must not have a significant adverse effect on the natural environment of the site and nearby properties.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

(f) The special land use must be consistent with the intent and purposes of this ordinance and the Dorr Township Master Plan and protect the public health, safety and welfare."

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

The following page is for internal review of any conditions imposed upon the applicant. If there are no conditions imposed outside those considered typical or ordinary, then there is no need to review these standards.

Section 4.34. Special land use; conditions of approval.

"The Planning Commission may impose reasonable conditions on the approval of a special land use. Said conditions shall meet the following requirements:

a) Be designed to ensure public services and facilities affected by the proposed use or activity will be capable of accommodating increased service and facility loads caused by the proposed use.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

b) Be designed to insure that said use is compatible with adjacent land uses and activities.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

c) Be designed to protect natural resources, the health, safety, and welfare and the social and economic wellbeing of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

d) Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

e) Be necessary to meet the intent and purpose of the Zoning Ordinance, be related to the standards established in the Ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

f) The conditions imposed with respect to the approval of a special land use shall remain unchanged except upon the mutual consent of the Planning Commission and the landowner. The Planning Commission shall maintain a record of conditions which are changed."

This use: ____ complies ____ does not comply with this standard. Reasons:_____
_____
_____

Further the Board must ensure that the spirit of this chapter is observed, public safety secured, and substantial justice done.

Based upon the above Findings of Fact, the proposed special use is:

____ Denied

____ Approved

____ as presented

____ with the following conditions:

dotloop signature verification: dtlp.us/wGP0-h9K2-D5QR

DORR TOWNSHIP SPECIAL USE PERMIT APPLICATION

*The **Dorr Township Planning Commission** meets on the **third Tuesday, monthly** at **7:00 PM.***
*Meetings are held at the **Dorr Township Offices** at **4196 18th St, Dorr, MI 49323.***

APPLICANT INFORMATION

1. Applicant: Chad Hultink & Cassandra Hagedorn for Holy Cross Antiochian Orthodox Church
2. Phone Number: [redacted]
3. Address: 2828 Richmond St NW, Grand Rapids, MI 49504 *(Address) (City)*
4. Email: [redacted]
5. Name and address of property owner(s) if different than above:

   Thomas & Bernadette Zomberg *(Name)* — 1822 138th Ave, Dorr, MI 49323 *(Address) (City)*

   (Name) — *(Address) (City)*
6. Signature(s) of Applicant(s): Chad Hultink for Holy Cross AOC — dotloop verified 05/15/25 8:58 PM EDT FWHK-UXDG-8SAF-FIM2; Cassandra Hagedorn for Holy Cross AOC — dotloop verified 05/16/25 3:35 PM EDT WDAI-RMCD-KPDY-L6LN

PROPERTY INFORMATION

1. Address of subject property: V/L 18th st
2. Permanent Parcel Number of subject property *(full tax ID #)*: 05-033-001-40
3. Current zoning of subject property *(e.g. A, B-1, I, etc.)*: Agricultural
4. Current use of subject property *(e.g. residential, agricultural, commercial, etc.)*: vacant/unused
5. Proposed use for subject property: church building, church cemetery, 4 residential parcels

REQUIRED ATTACHMENTS

☐ **Legal Description** of property for which request is made on a separate attached sheet *(recorded deed or survey)*.

☐ **Small-scale Sketch** of properties, streets, and any driveways opposite the site and use of land within one-half (½) mile of the property.

☐ **Site Plan** in compliance with Section 14A.04 of the Dorr Township Zoning Ordinance.

This special use request is not valid until the proper fee is paid to the Township of Dorr and all other requirements are met by applicant. This special use (if approved) is granted contingent on the accuracy of the information provided. This form is to aid the Township in considering your request; additional information may be required.

AFFIDAVIT

The undersigned hereby acknowledges that the request is granted or other conditions favorable to the undersigned are rendered upon approval of this appeal. Said approval does not relieve the applicant from compliance with all other provisions of this Ordinance: the undersigned further affirms that he/she/they are the **(Please specify: Owner, Lessee, or other type of interested party)** buyer representatives *involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.*

Signature(s) of Applicant(s): Chad Hultink for Holy Cross AOC — dotloop verified 05/15/25 8:58 PM EDT GMTV-GDFR-QXAC-NWQ8 Date:

The signature of applicant herein allows board of appeals members to enter onto property to view the applicant(s) requests.

Signature(s) of Applicant(s): Cassandra Hagedorn for Holy Cross AOC — dotloop verified 05/16/25 3:35 PM EDT 6L3Y-AK2W-VLZI-WWGJ Date:

This application is administered for Dorr Township through

PROFESSIONAL CODE INSPECTIONS OF MICHIGAN, INC.
1575 142nd Avenue, Dorr, MI 49323
(616) 877-2000

dotloop signature verification: dtlp.us/wGP0-h9K2-D5QR

DORR TOWNSHIP ESCROW FORM

*for **Planning Commission** Meetings/Hearings*

This is a **separate Dorr Township form** that accompanies applications for all planning and zoning requests in the Township. This form may be processed separately from the request application with which it was received. **Please include the requested information below** to ensure that your Planning or Zoning request is properly processed and that any refunds due are properly returned.

APPLICANT and PROPERTY INFORMATION

1. Applicant: Chad Hultink & Cassandra Hagedorn for Holy Cross Antiochian Orthodox Church
2. Phone Number: [redacted]
3. Address: 2828 Richmond St NW, Grand Rapids, MI 49504 *(Address) (City)*
4. Email: [redacted]
5. Address of subject property *(if applicable)*: V/L 18th st
6. Permanent Parcel Number of subject property *(full tax ID #, if applicable)*: 05-033-001-40
7. Signature(s) of Applicant(s): Chad Hultink for Holy Cross AOC (dotloop verified 05/15/25 8:58 PM EDT OL1A-F3PQ-UFEJ-MB2Z) Cassandra Hagedorn for Holy Cross AOC (dotloop verified 05/16/25 3:35 PM EDT KL0S-C4DQ-ASUE-GXD9)

PAYMENT INFORMATION — Please **check the boxes** next to the request, fees, and escrow applicable to your application and record the total below.

Fee Schedule Item (Planning Commission)	Fee +	Escrow +	Discretionary Escrow *(if applicable)*
☐ 2) Subdivisions and Site Condominium Review	☐ $500	☐ $500	☐ $
☑ 3) Special Use Permit Request	☑ $450	–	☑ $ 450.00
☐ 4) Rezoning Request	☐ $700	–	☐ $
☑ 5) Site Plan Review	☑ $500	☑ $500	☑ $ 1,000.00
☐ 6) PUD Projects	☐ $700	☐ $500	☐ $
☐ 9) Text Amendment Request	☐ $700	–	☐ $

Total amount of payment: $ 1,450.00 ☐ Cash *or* ☐ Check Number: # 4822

REFUND INFORMATION

If any refunds are due from Escrow Account, check should be made payable to:

Applicant/Recipient: Holy Cross Antiochian Orthodox Church Address: 2828 Richmond St NW, GrandRapids, MI 49504

DO NOT WRITE BELOW THIS LINE

ESCROW INFORMATION

Escrow Account Number: # _____

Escrow Amount: $_____ Post Date: _____

CHECK INFORMATION

Returned Check Amount: $_____ Check Number: # _____ Date of Check: _____

Clerk's Signature: _____ Date: _____

☐ Clerk creates Escrow Account.

☐ Treasurer posts fee/escrow amount and date. Give Clerk a copy of the receipt, check, and original form.

Treasurer's Signature: _____ Date: _____

dotloop signature verification: dtlp.us/RfDC-jnm9-gWia

DORR TOWNSHIP SITE PLAN REVIEW APPLICATION

*The **Dorr Township Planning Commission** meets on the **third Tuesday, monthly** at **7:00 PM.***
*Meetings are held at the **Dorr Township Offices** at **4196 18th St, Dorr, MI 49323.***

APPLICANT INFORMATION

1. Applicant: Chad Hultink & Cassandra Hagedorn for Holy Cross Antiochian Orthodox Church
2. Phone Number: [redacted]
3. Address: 2828 Richmond St NW, Grand Rapids, MI 49504
   (Address) *(City)*
4. Email: [redacted]
5. Name and address of property owner(s) if different than above:
   Thomas & Bernadette Zomberg — 1822 138th Ave, Dorr, MI 49323
   (Name) *(Address)* *(City)*
   (Name) *(Address)* *(City)*
6. Signature(s) of Applicant(s): Chad Hultink for Holy Cross AOC (dotloop verified 05/15/25 9:01 PM EDT DHN2-HYBE-A8KQ-ZSGU) Cassandra Hagedorn for Holy Cross AOC (dotloop verified 05/15/25 3:58 PM EDT S7QW-EKG8-26VC-DGUB)

PROPERTY INFORMATION

1. Address of subject property: Vacant Land 18th
2. Permanent Parcel Number of subject property *(full tax ID #)*: 05-033-001-40
3. Current zoning of subject property *(e.g. A, B-1, I, etc.)*: Agricultural
4. Current use of subject property *(e.g. residential, agricultural, commercial, etc.)*: Vacant/unused
5. Proposed use for subject property: church, church cemetery, 4 residential parcels

REQUIRED ATTACHMENTS

☐ **Legal Description** of property for which request is made on a separate attached sheet *(recorded deed or survey)*.

☐ **Small-scale Sketch** of properties, streets, and any driveways opposite the site and use of land within one-half (½) mile of the property.

☐ **Site Plan** in compliance with Section 14A.04 of the Dorr Township Zoning Ordinance.

This site plan review is not valid until the proper fee is paid to the Township of Dorr and all other requirements are met by applicant. This siteplan (if approved) is granted contingent on the accuracy of the information provided. This form is to aid the Township in considering your plan; additional information may be required.

AFFIDAVIT

The undersigned hereby acknowledges that the request is granted or other conditions favorable to the undersigned are rendered upon approval of this appeal. Said approval does not relieve the applicant from compliance with all other provisions of this Ordinance; the undersigned further affirms that he/she/they are the **(Please specify: Owner, Lessee, or other type of interested party)** buyer representatives *involved in the appeal and that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her, or their knowledge and belief.*

Signature(s) of Applicant(s): Chad Hultink for Holy Cross AOC (dotloop verified 05/15/25 9:01 PM EDT OFY9-CRJL-6K2F-S8Z1) Date: _____

The signature of applicant herein allows board of appeals members to enter onto property to view the applicant(s) requests.

Signature(s) of Applicant(s): Cassandra Hagedorn for Holy Cross AOC (dotloop verified 05/15/25 3:58 PM EDT TWVF-RSEO-B44B-1CB0) Date: _____

This application is administered for Dorr Township through

PROFESSIONAL CODE INSPECTIONS OF MICHIGAN, INC.
1575 142nd Avenue, Dorr, MI 49323
(616) 877-2000

dotloop signature verification: dtlp.us/RfDC-jnm9-gWia

DORR TOWNSHIP ESCROW FORM

*for **Planning Commission** Meetings/Hearings*

This is a **separate Dorr Township form** that accompanies applications for all planning and zoning requests in the Township. This form may be processed separately from the request application with which it was received. **Please include the requested information below** to ensure that your Planning or Zoning request is properly processed and that any refunds due are properly returned.

APPLICANT and PROPERTY INFORMATION

1. Applicant: _____ 2. Phone Number: _____
   (Name)
3. Address: _____ 4. Email: _____
   (Address) *(City)*
5. Address of subject property *(if applicable)*: _____
6. Permanent Parcel Number of subject property *(full tax ID #, if applicable)*: _____
7. Signature(s) of Applicant(s): _____ Date: _____

PAYMENT INFORMATION — Please **check the boxes** next to the request, fees, and escrow applicable to your application and record the total below.

Fee Schedule Item (Planning Commission)	**Fee** +	**Escrow** +	**Discretionary Escrow** *(if applicable)*
☐ 2) Subdivisions and Site Condominium Review	☐ $500	☐ $500	☐ $ _____
☐ 3) Special Use Permit Request	☐ $450	–	☐ $ _____
☐ 4) Rezoning Request	☐ $700	–	☐ $ _____
☐ 5) Site Plan Review	☐ $500	☐ $500	☐ $ _____
☐ 6) PUD Projects	☐ $700	☐ $500	☐ $ _____
☐ 9) Text Amendment Request	☐ $700	–	☐ $ _____

Total amount of payment: $_____ ☐ Cash *or* ☐ Check Number: # _____

REFUND INFORMATION

If any refunds are due from Escrow Account, check should be made payable to:

Applicant/Recipient: _____ Address: _____

DO NOT WRITE BELOW THIS LINE

ESCROW INFORMATION

Escrow Account Number: # _____

Escrow Amount: $_____ Post Date: _____

CHECK INFORMATION

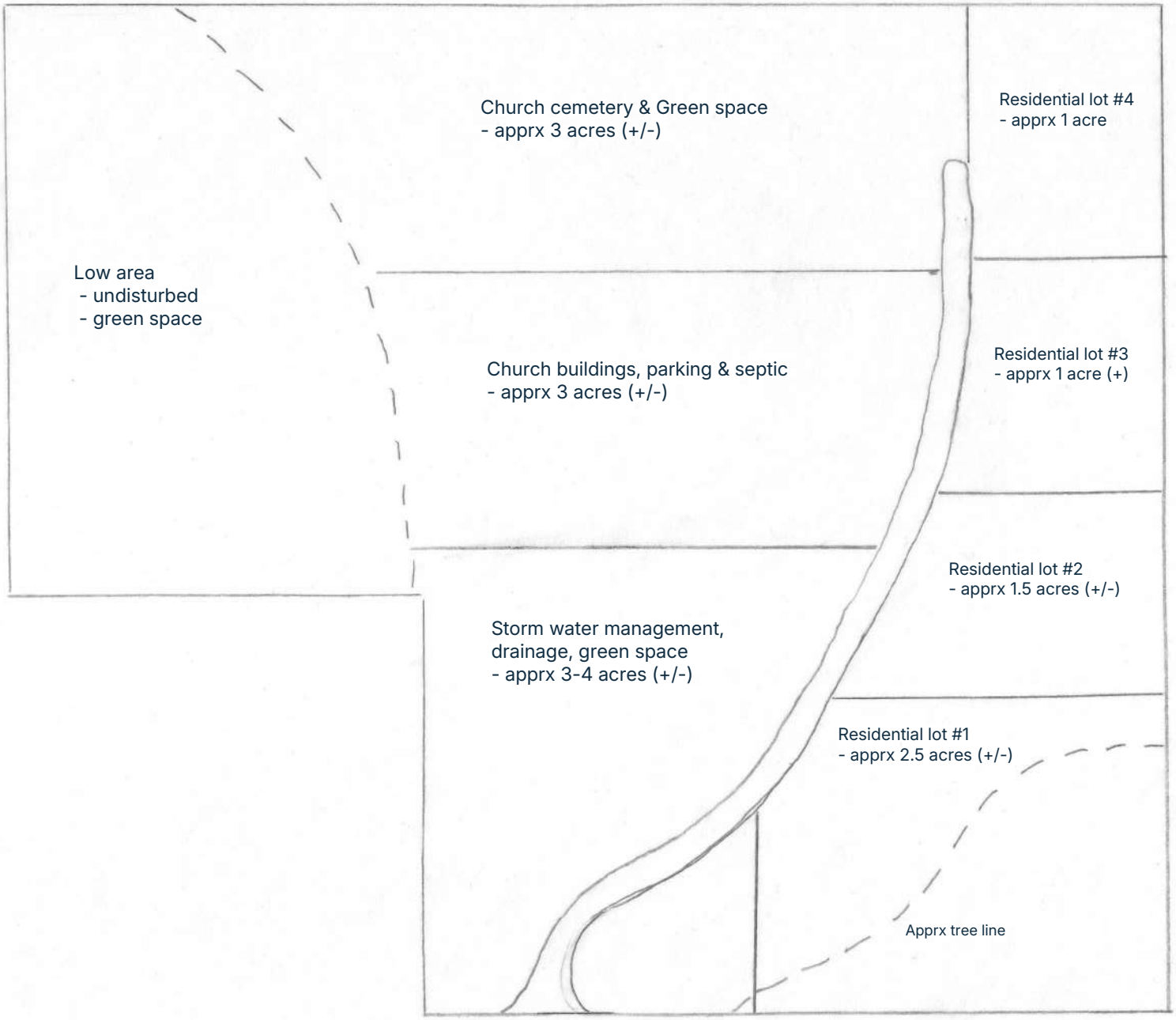
Returned Check Amount: $_____ Check Number: # _____ Date of Check: _____

Clerk's Signature: _____ Date: _____

☐ Clerk creates Escrow Account.

☐ Treasurer posts fee/escrow amount and date. Give Clerk a copy of the receipt, check, and original form.

Treasurer's Signature: _____ Date: _____


Church cemetery & Green space
- apprx 3 acres (+/-)
Residential lot #4
- apprx 1 acre
Low area
- undisturbed
- green space
Church buildings, parking & septic
- apprx 3 acres (+/-)
Residential lot #3
- apprx 1 acre (+)
Residential lot #2
- apprx 1.5 acres (+/-)
Storm water management,
drainage, green space
- apprx 3-4 acres (+/-)
Residential lot #1
- apprx 2.5 acres (+/-)
Apprx tree line


28
27
33
34
3911 18Th St
3901 18Th St
3900 18Th St
1775 Bauman Grove Grv
1790 Bauman Grove
1761 Bauman Grove
1753 Bauman Grove
1746 Bauman Grove
Bauman Grove
18Th St
16Th St
3862 16Th St
138Th Ave
1917 138Th Ave
1875 138Th Ave
1951 138Th Ave
1921 138Th Ave
1911 138Th Ave
3858 18Th St
1743 138Th Ave
1723 138Th Ave
3840 16Th St
1941 138Th Ave
1859 138Th Ave
1815 138Th Ave
1934 138Th Ave
1898 138Th Ave
1822 138Th Ave
1758 138Th Ave
1870 138Th Ave
1860 138Th Ave
1750 138Th Ave
1700 138Th Ave
1648 138Th Ave
3752 18Th St
1918 138Th Ave
3736 18Th St
3742 16Th St
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3737 18Th St
3711 18Th St
3706 18Th St
3705 18Th St
3703 18Th St
3697 18Th St
137Th Ave

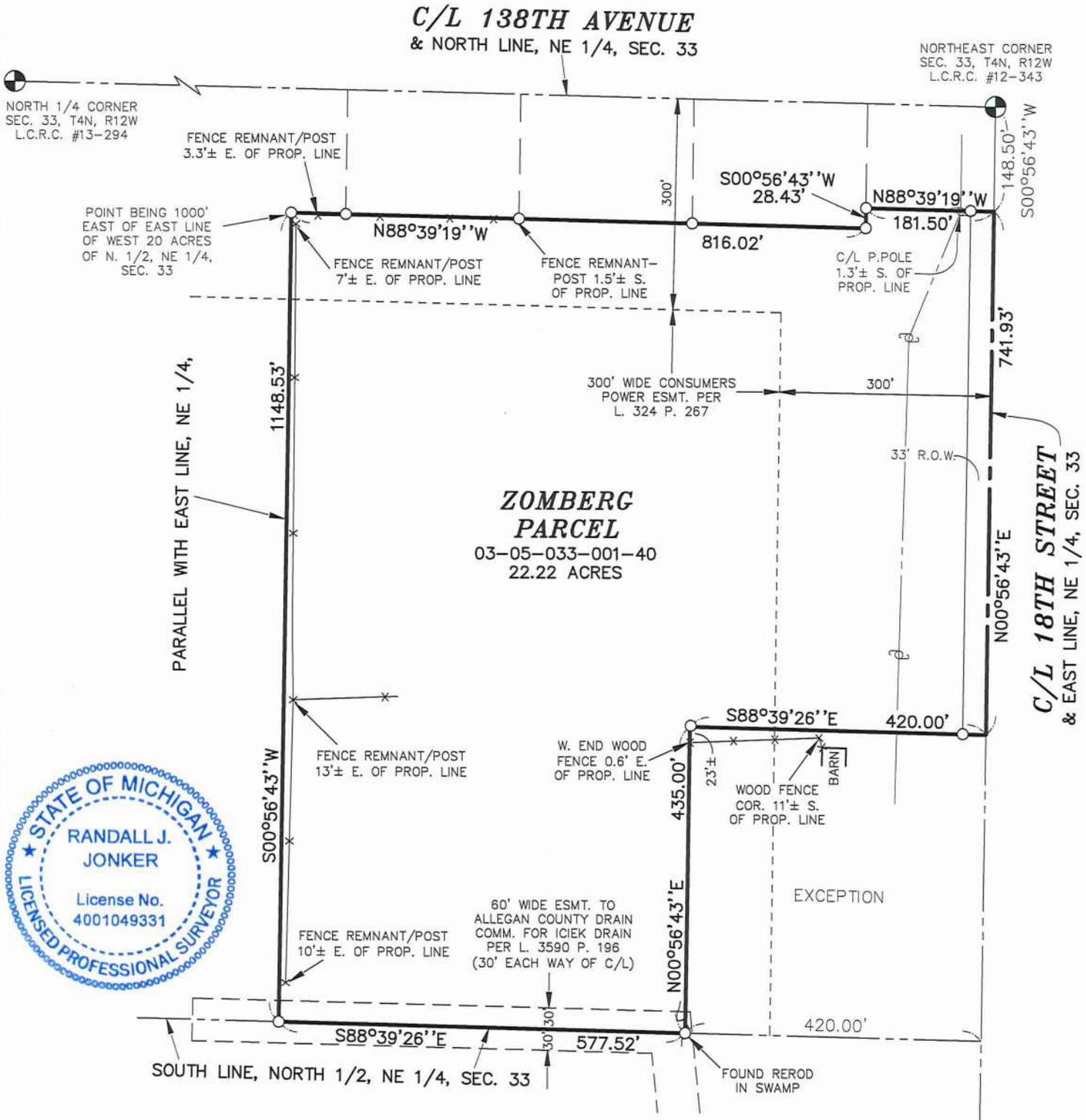
BOUNDARY SURVEY FOR: CHRISTA BEUKEMA
FIVE STAR REAL ESTATE
1075 KIRK DRIVE SE
GRAND RAPIDS, MI 49546

RE: ZOMBERG PARCEL
18TH STREET & 138TH AVENUE
DORR, MI 49323

JONKER LAND SURVEYS P.C.		
8373 MERTON AVE. SW BYRON CENTER, MI 49315	PHONE (616) 878-1607	
SHEET 1 OF 1		
DRAWN BY: AD	WWW.JONKERSURVEYS.COM	
SCALE 1'' = 200'	FILE NO.: 25-087	DATE: 5/17/25

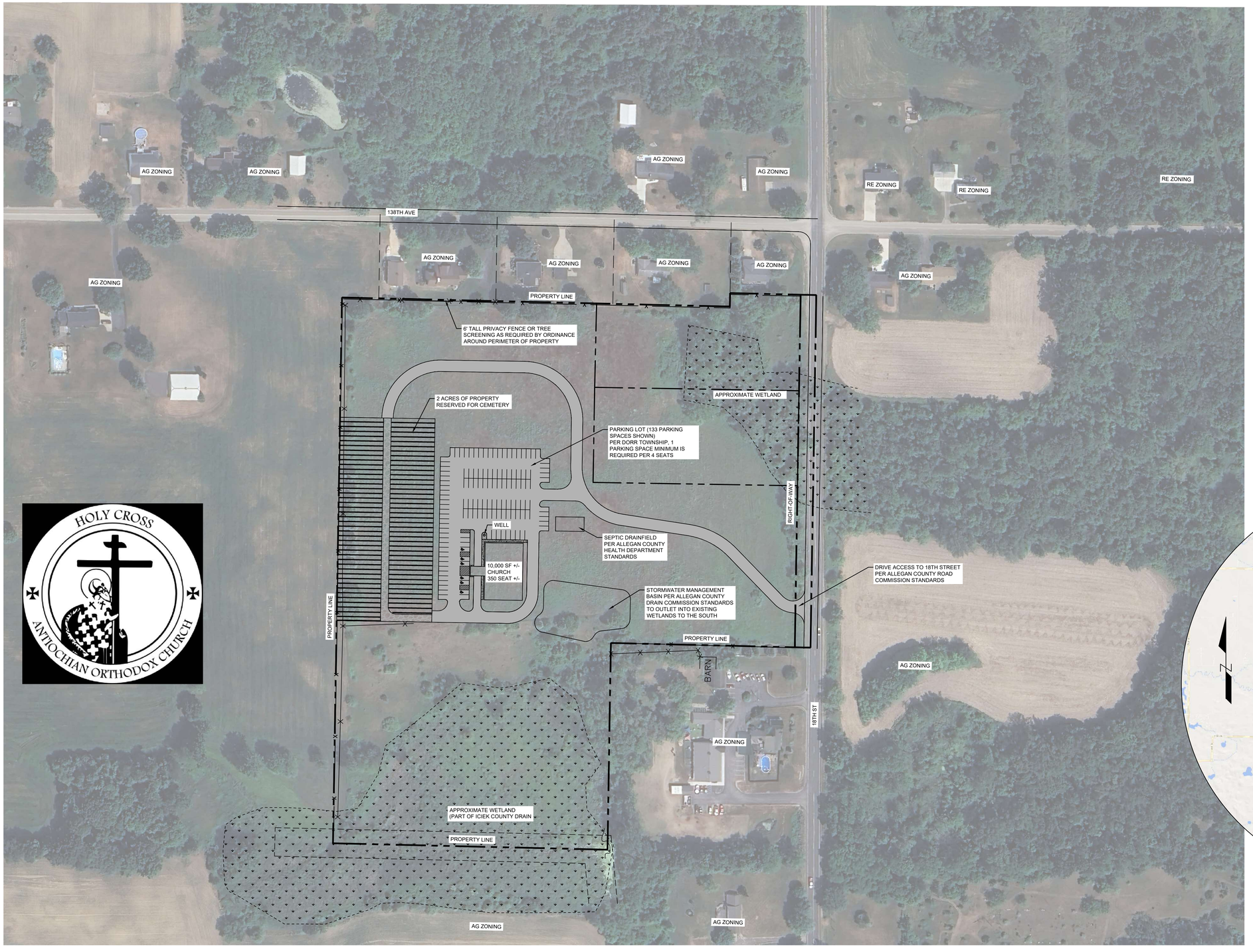
FURNISHED TITLE DESCRIPTION:
Land situated in the Township of Dorr, Allegan County, Michigan:
Part of the North 1/2 of the Northeast 1/4 of Section 33, Town 4 North, Range 12 West, described as beginning at a point which is 148.5 feet South of the Northeast corner of said Section 33; thence West 181.5 feet; thence South 28.43 feet; thence West parallel with the North section line to a point which is 1000 feet East of the East line of the West 20 acres of the North 1/2 of the Northeast 1/4 of said Section 33; thence South parallel with the East section line to the South line of the North 1/2 of the Northeast 1/4 of said Section 33; thence East on the 1/8 line to a point 420 feet West of the East section line; thence North 435 feet parallel with the East section line; thence East 420 feet to the East section line; thence North to the point of beginning.

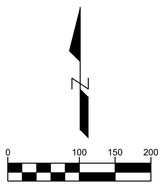
LEGEND
- O = Found Iron Stake
- ● = Set Iron Stake
- ⊕ = Monument
- □ = Wood Stake
- ○P = Power Pole
- ✳ = Light Pole
- P = Platted Dimension
- D = Deeded Dimension
- M = Measured Dimension
- C = Calculated Dimension
- X—X—X = Fence Line
- ——— = Overhead Wires
- C/L = Centerline



I, Randall Jonker, Licensed Professional Surveyor in the State of Michigan, hereby CERTIFY that I have surveyed the premises herein described and depicted, that there are no apparent encroachments, except as shown hereon. The buildings or other improvements not near a property line were not located at the request of the client OR there are none. This report/drawing was made from the legal description shown above. The legal description should be compared with the Abstract of Title or Title Policy for accuracy, easements, and exceptions. If there are no easements shown on this report/drawing, then either there are none, OR we were not provided with the required title/easement documentation, OR the depiction of easements was not negotiated as part of our contract. This report/drawing was made only for the original purchaser (named above) with whom we have a contract. It is not transferable to additional institutions or subsequent owners. This report/drawing is valid only if it contains the surveyor's original signature and seal. Alterations, additions, deletions, made by others will void the entire report/drawing. The Surveyor's liability for any and all claims, including but not limited to those arising out of the Surveyor's professional services, negligence, gross misconduct, warranties or misrepresentations shall be limited to an amount no greater than the original service fee. Non-payment for our professional services is a breach of contract and will void the entire report/drawing. Non-payment for said services voids all liabilities associated with this report.

Randall J. Jonker





SITE INFORMATION

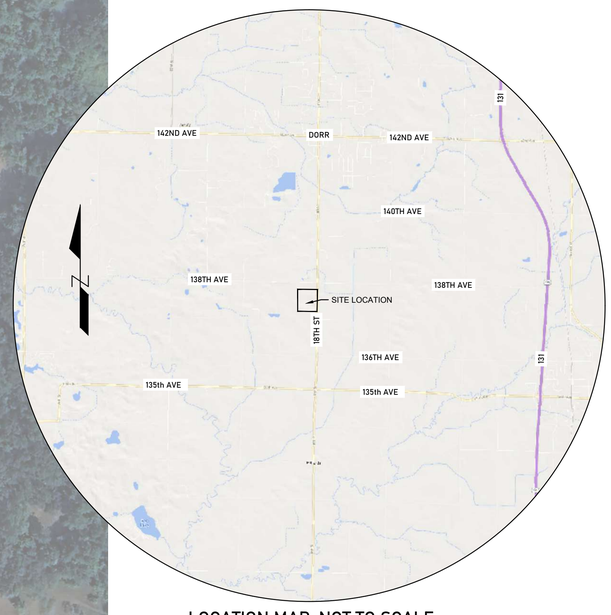
ZONING:	AGRICULTURAL
SITE AREA:	21.66 ACRES (943,625 SF)
BUILDING AREA:	10,000 SF (1.1%)
IMPERVIOUS COVERAGE:	120,000 SF (12.7%)
PROPOSED GREEN SPACE:	823,625 SF (87.3%)
BUILDING SETBACKS:	
FRONT:	50 FT
SIDE:	25 FT EACH SIDE, 50 TOTAL
REAR:	25 FT
ADA PARKING SPACES REQUIRED:	6
ADA PARKING SPACES PROVIDED:	6

PAVEMENT LEGEND

CONCRETE SIDEWALK:
SEE DETAILS

GRAVEL SURFACE:
6" AGGREGATE, 22A
12" SUBBASE, CIP

ASPHALT SURFACE:
3" HMA IN TWO 1.5" LAYERS
6" AGGREGATE, 22A
12" SUBBASE, CIP



LOCATION MAP, NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

BOURDO ENGINEERING
6449 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
BOURDO.ENG@OUTLOOK.COM

HOLY CROSS AOC - 18TH STREET DEVELOPMENT

DORR TOWNSHIP, MICHIGAN

SPECIAL USE CONCEPT PLAN

No.	REVISIONS	DATE	BY

CHECKED BY: TLB

ORIGINAL ISSUE: 05/28/2025

PROJECT NUMBER: 25015

SHEET NUMBER: C101

DORR TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Planning Commission of Dorr Township will conduct a public hearing concerning the following matters to be held on Tuesday, June 17th, 2025 at 7:00 p.m. at Dorr Township Hall, located at 4196 18th Street, Dorr, MI.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered include, in brief, the following:

1. An application from Brian DeSmit of Why Knott Ventures, LLC, owner of the unaddressed parcel on Radstock Drive known as permanent parcel number 03-05-022-005-10, for review of a special use permit and related preliminary site plan applications to develop a site condominium in accordance with the Dorr Township Ordinance No. 7, also known as the "Dorr Township Subdivision Control Ordinance."

2. An application from Holy Cross Antiochian Orthodox Church, interested party, for a special use permit to construct, operate and maintain a church and cemetery upon the vacant parcel on the west side of 18th street south of 138th Ave. also known as parcel number 0305-033-001-40 in the F- AG District per Section 14.03(g) of the Dorr Township Zoning Ordinance.

3. Such other and further business as may properly come before the Planning Commission.

A copy of applications and related materials is available for review at Dorr Township Hall during regular business hours. Written comments will be received from any interested persons concerning the foregoing application(s) by the Dorr Township Clerk at the Township Hall at any time during regular business hours up to the date of the hearing and may be further received by the Planning Commission at the hearing. All interested persons are invited and urged to participate.

Dorr Township will provide necessary reasonable auxiliary aids and services, such as interpreters for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon four (4) days' notice to the Dorr Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Dorr Township Clerk at the address above or by calling 616-681-9874.

DANIEL BEUTE, CHAIRMAN
DORR TOWNSHIP PLANNING COMMISSION
616-681-9874

Dorr Township Planning Commission 300ft Mailer Recipient List
Antiochian Orthodox Church - SUP, SPR - Church, Cemetery

Parcel ID	Owner	Property Address	Owner Address	City, State, ZIP
05-027-022-00	BURMANIA CHAD & MEGAN	1795 138TH AVE	1795 138TH AVE	WAYLAND, MI 49348
05-027-022-10	BOUWMAN KEVIN D	1785 138TH AVE	1785 138TH AVE	WAYLAND, MI 49348
05-028-018-00	KLOSKA MICHAEL & CYNTHIA	3858 18TH ST	3858 18TH ST	DORR, MI 49323
05-028-019-00	BIGELOW MICHAEL D & JANE A TRUST	3802 18TH ST	3802 18TH ST	DORR, MI 49323
05-028-020-00	FELICIONI LOUIS/SHIRLEY TRUST	1853 138TH AVE	1853 138TH AVE	DORR, MI 49323
05-028-021-00	KLOSKA MARK & JANET M	1815 138TH AVE	1815 138TH AVE	DORR, MI 49323
05-033-001-00	SAGE JACK & JANET TRUST	1860 138TH AVE	1860 138TH AVE	DORR, MI 49323
05-033-001-10	DELANO BRETT H & CAMILLE A	1830 138TH AVE	1830 138TH AVE	DORR, MI 49323
05-033-001-30	COMPANION ANIMAL PROPERTIES LLC	3752 18TH ST	3752 18TH ST	DORR, MI 49323
05-033-001-40	ZOMBERG THOMAS & BERNADETTE	138TH AVE	1822 138TH AVE	DORR, MI 49323
05-033-002-00	SMIT HARRY J & MARY A	1804 138TH AVE	1804 138TH AVE	DORR, MI 49323
05-033-005-00	MARKLEVITZ CARL & MARTHA	1814 138TH AVE	1814 138TH AVE	DORR, MI 49323
05-033-006-00	ZOMBERG THOMAS E & WF	1822 138TH AVE	1822 138TH AVE	DORR, MI 49323
05-033-008-00	FIFELSKI ALAN & LORETTA	3728 18TH ST	1980 BOSEK CT	DORR, MI 49323
05-033-008-10	RILLEMA JACOB & BRIDGETTE	3736 18TH ST	3736 18TH ST	DORR, MI 49323
05-034-006-00	BELKA MICHAEL J	1744 138TH AVE	1758 138TH AVE	WAYLAND, MI 49348
05-034-007-00	MARKLEVITZ MICHAEL R & LOIS R	1796 138TH AVE	1796 138TH AVE	WAYLAND, MI 49348
05-034-009-00	THE GRAY JR LIVING TRUST	1786 138TH AVE	1786 138TH AVE	WAYLAND, MI 49348

