

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
Monday January 19, 2009
Regular Meeting
7:30 pm

PRESENT: Chairman Tim Roodvoets, Vice-Chairman Kenneth Ewing, Secretary Ruth Lendt, Commissioner Phillip Thick and Commissioner Deborah Cady.

ABSENT: Commissioner John Rutzen, excused.
Commissioner Fred Green, absent.

OTHERS
PRESENT: Christopher McLeod of Community Planning & Management, P.C.,
Lapeer Township Planning Consultant
Cory Mabery of Davis Land Surveying & Engineering, Lapeer Township
Engineering Consultant
Peter Lucia, representing Dr. Kesler
Richard & Susan Walton, 3126 Brauer, representing Dr. Kesler
Leonard Lumley, 1031 Pinetree Lane, Lapeer Township
Zack Ostroff, 2640 Water Oaks Dr., representing Dr. Steven Kesler
Mark Mahajan of Fairway Engineering, 23965 Novi Rd., Novi, MI 48375,
representing Dr. Steven Kesler
Steven Kesler, 1176 ½ S. Lapeer Rd., Lapeer MI 48446
Mike Sheatzley 2963 Bullock Rd. Lapeer, representing Christ the King
Lutheran Church
Patti Kooy, 3044 Wynns Mill Pt. Metamora, representing Christ the King
Lutheran Church
Chris Hendrix, 200 E. Genesee, representing Dr. Kesler, Coldwell
Banker
Brian Hayes, 1005 S. Lapeer Rd., representing Michigan Eye Institute
Les & Paula Lucas, 1990 S. Lapeer Rd., Lapeer Township
Jean Harsch, 983 Lake Forest Dr., Lapeer Township
Marsha Schultz, 2373 S. Lapeer Rd., Lapeer Township, representing
Christ the King Lutheran Church
Don Miller, 254 W. Oregon St., representing Christ the King Lutheran
Church
Ina Rother, 2691 Five Lakes Rd., Lapeer Township
Sandra & Dennis Aulbrook, 1851 S. Lapeer Rd. P.O. Box 245, Lapeer
Township
Larry Mullins, representing Newark Gravel
Mike Carpenter of Rowe Engineering representing Christ the King
Lutheran Church
Scott Jarvis, Lapeer Township Supervisor
Dawn Walker, Lapeer Township Clerk and recording secretary

Chairman Roodvoets called meeting to order at 7:30 p.m.

Roll call followed, a quorum was present.

APPROVAL
OF MINUTES: The November 17, 2008 regular meeting minutes and the January 5,
2009 Joint meeting minutes were presented for approval.

MOVED by Commissioner Thick, support by Commissioner Lendt to approve the November 17, 2008 regular meeting minutes and the January 5, 2009 Joint meeting minutes. A vote was taken, Ayes: All (5). **MOTION CARRIED.**

PUBLIC TIME:

Chairman Roodvoets opened the meeting for public time.

No one appeared wishing to address the Planning Commission during public time.

NEW BUSINESS:

Supervisor Jarvis entered at 7:40 p.m.

MI EYE INSTITUTE
#2008-007:

MI Eye Institute – Sign Review, #2008-007

Planner McLeod addressed the Commissioners and reviewed Community Planning & Management's comments dated November 24, 2008. The only critique being the absence of landscaping around the base of the sign.

MOVED by Commissioner Thick, support by Commissioner Ewing to approve the Michigan Eye Institute sign review subject to a landscaping plan being submitted to the Lapeer Township Clerk's office. A roll call vote was taken. Commissioner Thick: Aye, Commissioner Ewing: Aye, Commissioner Cady: Aye, Commissioner Roodvoets: Aye, Commissioner Lendt: Aye. Ayes': All (5). Absent: Two. **MOTION CARRIED.**

CHRIST THE KING
LUTHERAN CHURCH
SLU #2009-001:

Christ the King Lutheran Church, Special Land Use #2009-001

Mike Carpenter of Rowe Engineering presented the site plan for Christ the King Lutheran Church to Planning Commissioners. Key notes of the presentation included: size of water and sanitary sewer are sized to accommodate any future growth. The building is designed to accommodate 144 persons occupancy. The parking lot has been sized accordingly.

Engineer Cory Mabery reviewed comments from his review dated January 14, 2009. He directed to Rowe Engineer, Mike Carpenter if the topography was a current one completed after the changes to the MDOT construction on M-24?

Questions were asked on deceleration lane (taper) length of seventy-five feet being long enough for south bound traffic turning into the site.

Commissioner directed to Church representative Patti Kooy what the hours and days of operation for the church will be. It was noted by Planner Chris McLeod that the hours of operation need to be supplied with the resubmittal of the site plan.

Further questions were asked regarding the church:

What are the attendance numbers at services?

Will any schools would be commencing at the facility and if they would be providing daycare services.

Will the church rent out their room to the general public?
How close are other homes in proximity to the church?

Patti Kooy stated that their goal is to develop youth activities at the church. They have discussed rental of the building to the general public and will not provide daycare services.

Planner Chris McLeod commented on the review of Community Planning & Management dated December 17, 2008. He stated that the list of remarks from his review are related to the ordinance and do not relate to the usage of the property. He noted verbally comment #12, regarding the location of the driveway. With such a large future expansion planned it is important to make sure the driveway can accommodate the future expansion.

Regarding comment #1, street frontage trees; Engineer Carpenter asked if the trees could be placed along the driveway rather than across the frontage because of possible tight spacing. Planner McLeod noted no objections to this.

Parishioner Patti Kooy noted that currently the church is operating out of the Travel Adventures building and has been for approximately five years. They are currently securing financing and based upon final approval from the Township plan to break ground in the spring. The church feels that the proposed building is realistic and conservative with the current economic conditions.

Christ the King Lutheran Church, Public Hearing:

Chairman Roodvoets opened the public hearing at 8:20 p.m.

Jean Hodge is concerned with current water run off on that is occurring on to neighboring properties. Engineer Mabery stated that during the engineering phase of the site plan drainage and water runoff are thoroughly reviewed and addressed. The applicant is required to maintain and manage their storm water. If there is currently a problem from other properties that is not the applicants responsibility.

No one else appeared who wished to speak at the public hearing therefore Chairman Roodvoets closed the public hearing at 8:25 p.m.

MOVED by Lendt support by Cady to table Christ the King Lutheran Church special land use #2009-001, until the February 16, 2009 meeting. A vote was taken, Ayes: All (5). ***MOTION CARRIED.***

OLD BUSINESS:

CHRIST THE KING
SIGN EXTENSION
2006-008:

Christ the King Lutheran Church – Temporary sign extension, #2006-008

A written request was received from Pastor Niklaus Schillack requesting an extension on the Church's temporary sign for a period of one year or until the construction of the new mission center, whichever comes first.

No objections were noted.

Moved by Thick support by Ewing to extend the temporary sign for a period of up to one year. A vote was taken, Ayes: All (5). **MOTION CARRIED.**

A large group of people representing Christ the King Lutheran Church departed. Approximately 8:30 p.m.

DR. STEVEN KESLER
SLU #2008-006:

Dr. Steven Kesler, Special Land Use #2008-006:

Dr. Steven Kesler addressed the Planning Commission in regards of seeking a special land use to house his practice at. The proposed building is approximately 6000 square feet.

Planner Chris McLeod reviewed his comments dated October 23, 2008 with Commissioners. Planner McLeod noted that his review addressed the ordinance and did not address if the use is suited for the area. Planner reserves the right to make additional comments based upon subsequent reviews.

Engineering consultant Cory Mabery reviewed his comments of November 11, 2008 with Commissioners. Many of his comments will be addressed during the Engineering review phase of the project.

Mark Mahajan of Fairway Engineering representing Dr. Kesler spoke regarding the wetlands at the back of the property, the requirements of MDOT, and requested a setback of 40 feet rather than the required 65 feet. He also noted that they would like to see if the project is viable before proceeding with the site plan.

Dr. Steven Kesler, Public Hearing:

Chairman Tim Roodvoets opened the public hearing at 8:45 p.m.

Dennis Aulbrook addressed the planning commissioners by reading a written statement regarding the proposed site plan. This written statement is entered into record.

Larry Mullins of Newark Aggregate stood and spoke regarding acceleration and deceleration lanes from the Newark Aggregate site being built by MDOT standards. These would be a good example of what's required by MDOT. He also stated that development would ultimately occur in this area and he is concerned about an abundance of curb cuts being allowed access onto M-24. He would like to see shared access for several parcels. He also has been dealing with drain off issues from M-24 drainage. The velocity that water comes off of M-24 is not being handled. The state did not put in detention ponds to handle the extremes of dirty water from the road. He is surprised over the allowance of special land uses rather than rezoning.

Sandra Aulbrook stated that she is shocked by the allowance of special land uses by Township ordinance. She asked commissioners to explain.

Planner McLeod explained the history of developing M-24 and residential versus commercial use. He then followed by explaining the benefit of allowing special land uses rather than rezoning.

Dennis Aulbrook stated that growth is inevitable but we don't believe that the time is right.

Jean Harsch stated that M-24 development is progress. Things are bound to change and it's not a bar going in. Any major road project like we have seen with M-24 will create progress.

Richard Walton spoke and stated that it's progress. Look at the state of the economy. How many people are unemployed? We need jobs, and revenue. Need to look at the site. We have a gentleman willing to invest in a building and jobs in our community.

Dr. Kesler stated that he would possibly have 3-4 more jobs. He currently has a physical therapist looking at the extra office space which could potentially add a half-a-dozen jobs to the area.

Pete Lucia stated that Dr. Kesler moving from the City of Lapeer to the proposed location would not create a vacancy as he shares space and both practices need more space.

Sandra Aulbrook stated that when she moved her business she looked in commercial areas to relocate. When there are plenty of commercial areas to go to it seems silly to go into a residential area.

The Public Hearing was closed at 9:13 p.m.

Planner Chris McLeod noted to the applicant that setback issues must go before the Zoning Board of Appeals. The Planning Commission cannot grant a variance from the ordinance.

Commissioner Cady asked Dr. Kesler why he chose the site he did on M-24. Dr. Kesler noted that he wants to stay in the area. Because of his specialized service and the fact that people come from other areas to see him makes the M-24, I-69 intersection a need also. The orthodontic practice that he shares space with needs more room as he does also. Going up into the City there is no available space within the price range he can afford. He can't afford a multi-million dollar spot. Some of his patients are very sick and this makes the location a benefit.

Commissioner Roodvoets asked if Dr. Kesler was a Lapeer Township resident.

MOVED by Ewing support by Lendt to table the special land use # 2008-006 for up to ninety (90) days. A roll call vote was taken. Commissioner Ewing: Aye, Commissioner Lendt: Aye, Commissioner Thick: Aye, Commissioner Roodvoets: Aye, Commissioner Cady: Aye. Ayes': All (5). Absent: Two. MOTION CARRIED.

CORRESPONDENCE::

It was agreed unanimously to amend the 2009 meeting schedule as presented with the correction to the June meeting.

REPORTS:

Commissioner discussed study session agenda.

Commissioner Cady stated that the Wind Energy Conversion System conference was great. She also pointed out that MSU extension was

giving a two hour presentation on the same subject at the Lapeer Branch tomorrow afternoon.

ADJOURNMENT:

There being no further business before the commission,

MOTION by Ewing support by Thick to adjourn meeting at 9:40 p.m. By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn M. Walker
Recording Secretary