

**LAPEER TOWNSHIP PLANNING COMMISSON**  
Lapeer Township Hall and Community Building  
Monday, January 21, 2008  
Regular Meeting  
7:30 pm

PRESENT: Chairman Tim Roodvoets, Vice Chairman John Rutzen, Commissioner Phillip Thick, Commissioner Ken Ewing, Commissioner Wayne Zenk, Commissioner Fred Green, Secretary Ruth Lendt.

ABSENT: All planning commission members present.

OTHERS

PRESENT: Christopher McLeod, Communtiy Planning & Management, P.C.  
Leonard Lumley, resident  
Dawn Walker, Lapeer Township Clerk and recording secretary.  
Lenny Schneider, representing Board of Commissioners and resident  
Linda Jarvis, representing Board of Commissioners and resident  
Jackie Sandor, 626 Maple Grove Rd., resident  
Kim & Chuck Fredericks, 2071 Peppermill Rd., resident  
Cliff & Sheree Willbanks, 2019 Peppermill Rd., resident  
David & Arlene Frisch, 2135 Forest Dr., resident  
Ellen Mundt, 593 Maple Grove, resident  
Larry Mundt, 593 Maple Grove, resident  
William Case, 663 Maple Grove Rd., resident  
Donna Hoisington, 2100 Peppermill Rd., resident  
Edward Koch, 2200 Imlay City Rd., resident  
Trish Whitcomb, 776 Dewey St.  
William Marshall, resident & Lapeer Township police chief

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

Roll call followed, a quorum was present.

APPROVAL  
OF MINUTES:

Approval of November 19, 2007 Regular Planning Commission meeting minutes as presented with no changes.

***MOTION*** by Commissioner Green to approve the November 19<sup>th</sup>, 2007 minutes, support by Commissioner Thick. A vote was taken, Ayes: All (7). ***MOTION CARRIED.***

PUBLIC TIME:

Chairman Roodvoets opened the meeting for public time. No one was present who wished to address the Planning Commission.

OLD BUSINESS:

CHRIST THE KING:

**Christ the King, temporary sign extension, #2006-008**

The Planning Commission asked for comments and recommendations from Planning Consultant Chris McLeod of Community Planning & Management, P.C. No objections to an extension of time were noted.

***MOTION*** by Commissioner Rutzen to approve a one year extension on the temporary sign for Christ the King Church through January of 2009, support by Commissioner Green. A vote was taken, Ayes: All (7).  
***MOTION CARRIED.***

NEW BUSINESS:  
RECREATION PLAN:

**Public Hearing: Lapeer Township Recreation Plan.**

Chairman, Tim Roodvoets opened the Recreation Plan public hearing at 7:36p.m.

Chairman Roodvoets gave a brief synopsis of the Lapeer Township Park and Recreation Plan. He also thanked everyone for attending.

The floor was then opened to the public for comments and questions.

Lawrence Mundt spoke in opposition of any development of the Township's Maple Grove road property. Many other residents voiced concerns over developing the Township owned property on Maple Grove road also. Concerns center on the development of a parcel of land with no structure or regular presence there and the problems it may cause surrounding residents. In comparison, the Township hall property already has a permanent presence available.

Dave Frisch inquired about walking paths and development at the Township hall site. He is concerned about our rural atmosphere. Need to be sure to consider the obligation to the community in ten or twenty years. Also, voiced concerns over speed limits in any park areas. The Township hall site is already being maintained, serviced and secured but any additional sites would require additional maintenance over and above what is being paid for now with our current economic status being unstable.

Chairman Roodvoets explained to everyone that for the possibility of future grants a Recreation plan must be in place. He also pointed out that in the long range scheme of things, with gas prices as they are, we may see more people walking and riding bikes to work in the future. More people may be staying at home and not traveling for recreation.

William Marshall inquired about the cost.

Donna Hoisington commented that possibly property behind the Township hall along the expressway could be obtained and developed as part of the recreation plan.

Edward Koch commented that he has seen parks in other communities that are very rarely utilized.

Commissioners stated that the Township hall is constantly utilized. Almost every weekend throughout the year residents rent our facility for activities. The Commissioners' feeling is that any development at the Township hall would enhance what we already offer to residents.

Arlene Frisch stated that she is supportive of walking paths.

Larry Mundt asked if there would be any facilities available on the walking trails?

William Marshall asked if it was possible to send out surveys?

Chairman Roodvoets stated that there is a great need in the community for additional baseball fields.

Ed Koch stated that pathways and baseball fields would get used but questioned playgrounds. Also asked about liability insurance.

Commissioner Green stated that in the City of Lapeer, people line up on January 1<sup>st</sup> to rent the pavilions at the Cities parks. There is a need.

Commissioner Thick stated that any outdoor facilities at the Township hall site would be an enhancement and would get utilized.

Trish Whitcomb spoke and stated that many grants are available from other sources. A park and recreation plan can only benefit us as a community. Technology has come a long way and restrooms shouldn't be an issue. Volunteers are a great way to get the community involved and get projects done. There is not one fully ADA accessible park in our community. Fitness trails are also becoming very popular as our society becomes more and more obese.

Linda Jarvis stated that she works at Attica Township and their park is used. The playgrounds are used, the baseball diamonds are used and the walking trails are used. They are so busy that they are looking to implement a reservation policy for their pavilions. It is a tremendous asset to the Township hall.

Sheree Willbanks questioned an increase to the shoulders of the roads for walking areas.

Lawrence Mundt suggested selling the Maple Grove road property and utilizing the money elsewhere.

David and Arlene Frisch departed at 9:45 p.m.

Commissioner Roodvoets stressed to everyone that the Planning Commissioners are residents also. Every parcel of land that the Township owns was included in the recreation plan. He also stated that the planning commission appreciates the Maple Grove road residents coming in and voicing their opinions.

Commissioner Lendt summarized the meeting by stating that the public in attendance does not want an isolated park. Development at the current Township facilities is acceptable. Another thought is to do something by Maple Grove school.

The commissioners voiced further discussion.

The public hearing was closed at 9:00 p.m.

The regular planning commission meeting was reopened at 9:00 p.m.

OTHER BUSINESS: None.

REPORTS: Vice-Chairman Rutzen gave the Lapeer Township board report. This included discussion about Immaculate Conception Church, the approved zoning amendments and approval for any commissioners wishing to attend the 28<sup>th</sup> Annual Planning Conference to contact Clerk, Dawn Walker.

CORRESPONDENCE: A letter from the City of Lapeer regarding their draft master plan being available for review and they are accepting comments.

ANNOUNCEMENTS: February 12 – 7:30 p.m. Lapeer Township Board meeting  
February 18 - 7:30 p.m. Planning Commission meeting

ADJOURNMENT: There being no further business before the commission,  
***MOTION*** by Thick to adjourn meeting at 9:10 p.m. support by Lendt. By unanimous consent the meeting was adjourned.

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Ruth Lendt  
Secretary

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Dawn M. Walker  
Recording Secretary