

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
April 6, 2009
Study Session
7:00 pm

PRESENT: Secretary Ruth Lendt, Commissioners Fred Green, John Rutzen,
Deborah Cady and Philip Thick.

ABSENT: Excused Vice-Chairman Kenneth Ewing.
Absent Chairman Tim Roodvoets.

OTHERS
PRESENT: Leonard Lumley, resident
Dan Gingell, resident
Trish Whitcomb, representative from Snider & Associates, Inc.
Dawn Walker, Lapeer Township Clerk

Secretary Ruth Lendt called meeting to order at 7:05 p.m.

Roll call followed, a quorum was present.

PUBLIC TIME: No one was present who wished to address the Planning Commission.

PARK & REC PLAN: Trish Whitcomb, Sales representative from Snider & Associates, Inc.
passed out information regarding pavilion buildings manufactured by
Americana Building Products. Preliminary quotes were also presented.

Commissioners compared the various types and sizes of structures
available. An interest was shown in viewing any buildings constructed
locally. Information will be sent to commissioners on various locations of
Americana Buildings.

Grants available to communities were discussed. Ms. Whitcomb referred
Commissioners to www.cvsnyder.com website along with checking at the
Kellogg's website. There is also a grant available for shade: have a local
dermatologist sign the application.

Commissioner Cady mentioned the Lapeer County Community
Foundation and the Four County Coalition.

Discussion switched to playground equipment, requirements and
specifications.

Notes:

Owens Tree Service is now a certified playground woodchip
supplier.

Discussion on playground tiles versus other materials for the
ground under play equipment.

Safety regulations on playground equipment are based on
warranty. Most companies will send a fix to bring any equipment up to
standards for the *warranty period*. Law and standards to follow were
discussed. Clerk Walker stated that the Township Risk Management

Insurance Company was in and would be forwarding information to the Township on playgrounds along with playground inspection. The insurance company also stated that the most important thing for public playgrounds or recreation facilities is the proper signage.

Enforcement of playground standards were discussed.

Trish noted to commissioners that clearances on playground equipment will also take place at the end of the season, sometime between September and November as dealers do not want to store merchandise. Their installer will also accept shipment of these units and store until the spring when they can be installed.

Trish also commented that a community install should be looked at? Also when looking for bids, companies will want a budget amount. If you choose not to give this out then you receive true bids and can accept the low bid.

Restroom facilities for the pavilion and outside projects were also discussed. Is there a need for designation of women vs. men?

Other factors to consider are as follows:

- How much capacity for pavilion rentals? If inside rental accommodates 150 persons and it is planned for the same on outside rentals what needs to be considered?
- Parking capacity, if an inside and an outside rental going on simultaneously, is there enough parking spots?
- How many picnic tables can be fit under the various sizes of pavilions? Does the fit accommodate wheelchair / handicap access?

Commissioners noted the following:

Trish will email locations of existing Americana buildings.
Ruth will check the Kellogg website for grant opportunities.
Have Planner Chris McLeod get information on how to bid projects out and legalities that the Township may have to follow.
Dawn will check on parking capacity.

Trish departed at 8:30 p.m.

Commissioners continued to discuss restroom facilities. The pros and cons of permanent facilities versus porta johns. The facilities now being used throughout the state by MDOT and the DNR.

FOCUS GROUP:

Clerk Walker mentioned making name tags for any Township board members, planning or zoning commissioners participating in the focus group. So far approximately twenty-five residents have shown an interest. Intent is to send out postcards to respondents and to do another press release with the newspapers.

The date of the focus group is Wednesday May 13th at 7:00 p.m.

The Commission reviewed focus group questions left by Planners, Community Planning & Management.

Step #6, page 1: Commissioner Rutzen noted to possibly modify this step. We do not want to give the impression that if something is suggested it will be done. There may be reasons why a suggestion can not be implemented. We do not want residents to feel that they have wasted their time in participating in the focus group.

Commissioners also noted the following changes to questions:

- Question 4: Do you agree with the use of people's homes for home based businesses, allowing people to work out of their home? Do you feel that a business of this type would impact your neighborhood?
- Question 10: If the Township needed to rezone property for office and retail purposes where do you believe that the property should be located? M-24, Imlay City Road (M-21), Wilder Road and I-69 interchange, other? At intersections, along the entire roadway, etc.

Final review and workings of the focus group will be completed at the April 20th, Planning Commission meeting.

ADJOURNMENT:

There being no further business before the commission,

MOTION by Rutzen support by Thick to adjourn meeting at 9:35 p.m. By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn M. Walker
Recording Secretary