

**LAPEER TOWNSHIP PLANNING COMMISSON**  
Lapeer Township Hall and Community Building  
June 15, 2009  
Regular Meeting  
7:30 pm

**PRESENT:** Chairman Tim Roodvoets, Vice-Chairman Kenneth Ewing,  
Commissioners Ruth Lendt, John Rutzen, Deborah Cady, Philip Thick  
and Dan Gingell.

**ABSENT:** All Commissioners present.

**OTHERS PRESENT:** Chris McLeod, Lapeer Township Planning Consultant of Community  
Planning & Management, P.C.  
Cory Mabery, Lapeer Township Engineering Consultant of Davis Land  
Surveying & Engineering  
Leonard Lumley, resident  
Colleen Roberts, resident  
Dawn Walker, Lapeer Township Clerk and recording secretary

**APPROVAL**  
**OF MINUTES:** Roll call followed, a quorum was present.

The May 18, 2009 regular meeting minutes and the June 1, 2009 study  
session meeting minutes were presented for approval.

***MOVED*** by Commissioner Thick, support by Commissioner Lendt to  
approve the May 18, 2009 regular meeting minutes and the June 1, 2009  
study session meeting minutes as presented. A vote was taken, Ayes:  
All (7). ***MOTION CARRIED.***

**PUBLIC TIME:** No one was present who wished to address the Planning Commission  
during public time.

**OTHER BUSINESS:**

**TEMPORARY HOUSING:** Temporary Housing, Public Hearing:  
Chairman Roodvoets opened the public hearing at 7:37 p.m.

No one offered any comment on the temporary housing ordinance  
change.

Chairman Roodvoets closed the public hearing at 7:38 p.m.

**WECS:** Wind Energy Conversion Systems (WECS), Public Hearing:  
Chairman Roodvoets opened the WECS public hearing at 7:38 p.m.  
Colleen Roberts inquired if there was currently a windmill ordinance in  
place for the Township and why a five acre stipulation is included in the  
ordinance. She also inquired about house units that are currently  
available and the ordinance impact on them.

Planning Consultant, Chris McLeod gave a brief synopsis of the draft  
ordinance and the procedure for approval.

Chairman Roodvoets closed the public hearing at 7:48 p.m.

TEMPORARY HOUSING:

Proposed Ordinance Amendment:

Amend Article 1 General Provisions, by adding a new section, being Section 1.39 Temporary Housing, to read as follows:

Section 1.39 Temporary Housing

The Township Supervisor may grant approval for a single temporary dwelling on a site in the instance that new construction or reconstruction is necessary as a result of fire or other force of nature. The issuing of approval of a temporary dwelling shall only be permitted if a building permit has been issued for the construction of the principal residence, adequate assurance has been obtained that the temporary dwelling will be removed upon the completion of the main residence, the method of servicing the temporary dwelling with water and sanitary services has been secured, all applicable setbacks have been met, and all other necessary permits have also been obtained.

To assure the removal of the temporary dwelling, a cash bond or other acceptable financial surety shall be provided to the Township. The amount of the bond shall be a minimum of \$5,000.00 and may be increased by the Township Supervisor based upon a determination that additional monies are necessary based on the size and configuration of the building.

The length of occupancy shall be valid up to six months and may be extended one time by the Township Board for a period up to six months upon written request by the homeowner. Any additional requests for extensions beyond the initial twelve months shall require an application to the Zoning Board of Appeals.

The above ordinance amendment was presented for approval.

**MOTION** by Cady, support by Ewing to approve the amendment to Article 1 General Provisions, adding section 1.39 Temporary Housing as presented. A roll call vote was taken. Commissioner Cady: Aye, Commissioner Ewing: Aye, Commissioner Rutzen: Aye, Commissioner Gingell: Aye, Commissioner Lendt: Aye, Commissioner Thick: Aye, Commissioner Roodvoets: aye. Ayes': All (7). Absent: none. **MOTION CARRIED.**

WECS:

The draft Wind Energy Conversion Systems (Windmill Ordinance) dated February 12, 2009 was presented to Commissioners for approval.

**MOTION** by Rutzen, support by Thick to approve the amendment to the Lapeer Township zoning ordinance, adding Wind Energy Conversion Systems as presented. A roll call vote was taken. Commissioner Rutzen: Aye, Commissioner Thick: Aye, Commissioner Roodvoets: Aye, Commissioner Cady: Aye, Commissioner Ewing: Aye, Commissioner Lendt: Aye, Commissioner Gingell: aye. Ayes': All (7). Absent: none. **MOTION CARRIED.**

Chairman Roodvoets read a newspaper article regarding wind energy.

DR KESLER  
SLU 2008-006:

Discussion noted that Clerk Walker sent a letter regarding the status of the application for special land use, #2008-006. No further correspondence was received from the applicant.

**MOVED** by Commissioner Thick support by Commissioner Gingell to deny the request for special land use by Dr. Steven Kesler, #2008-006. A roll call vote was taken. Commissioner Thick: Aye, Commissioner Gingell: Aye, Commissioner Roodvoets: Aye, Commissioner Rutzen: Aye, Commissioner Cady: Aye, Commissioner Ewing: Aye, Commissioner Lendt: Aye. Ayes': All (7). Absent: none. **MOTION CARRIED.**

PARK & RECREATION  
PLAN:

Commissioners met at the Township hall prior to the meeting and completed a walk of the Township hall grounds. Discussion took place regarding the grounds and trails for walking at the hall property.

Commissioners unanimously agreed to ask the board to have the property brush hogged to help visualize what the possibilities are in regards to the park and recreation plan.

Commissioner Lendt spoke regarding the possible purchase of additional properties to adjoin to the Township hall property including parcel numbers 012-016-021-00 and 012-016-016-00.

Commissioner Lendt has agreed to work on the pursuit of grant opportunities.

Commissioner Ewing volunteered to work on coordinating with Lapeer County Educational Technology to see about the students building the Lapeer Township pavilion.

Commissioners also noted that some work may be done by Scouts.

SOIL REMOVAL ORDINANCE: The draft Soil Removal Ordinance dated April 20, 2009 was reviewed by Commissioners under the guidance of Engineering Consultant Cory Mabery.

Commissioners addressed issues in the ordinance relating to guarantee deposits including irrevocable letter of credits, certificate of deposits, cash and bonds.

Colleen Roberts departed at 9:20 p.m.  
Commissioners reviewed the ordinance further including stock piling of trucks.

REPORTS: Commissioner Rutzen gave the Board report including the Annual meeting.

ADJOURNMENT:            There being no further business before the commission,

***MOTION** by Lendt support by Thick to adjourn the meeting at 9:45 p.m.  
By unanimous consent the meeting was adjourned.*

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Ruth Lendt  
Secretary

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Dawn M. Walker  
Recording Secretary