

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
June 1, 2009
Study Session
7:00 pm

PRESENT: Chairman Tim Roodvoets, Vice Chairman Ken Ewing, Secretary Ruth Lendt, Commissioners John Rutzen, Deborah Cady and Philip Thick.

ABSENT: Absent Commissioner Dan Gingell.

OTHERS PRESENT: Chris McLeod, Planning Consultant of Community Planning & Management, P.C.
Leonard Lumley, resident
Dawn Walker, Lapeer Township Clerk

Chairman Tim Roodvoets called meeting to order at 7:00 p.m.

Roll call followed, a quorum was present.

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

FOCUS GROUP: The results of the focus group meeting of May 13th were discussed by Commissioners. Commissioners noted that high density zoning next to low density zoning do not mesh well, transition areas are needed. High speed internet is still the most wanted service. It was noted that Sprint and Verizon wireless have data plans available along with the satellite plans such as Hughes and Direct TV. Commissioners also noted that in the plight of urban versus rural, people have to realize that some things are given up to live in a rural neighborhood.

Planner Chris McLeod noted that home based businesses are planning's biggest hurdle right now. A lot of the Planning Commission effort will have to concentrate on this. How much should be allowed in our residential neighborhoods?

PARK & RECREATION PLAN: Commissioner Ruth Lendt worked on investigating available grants available for recreation plans. Grants that were reviewed included: Shade grant, Ruth Kellogg Foundation grants, Michigan National Resources Trust Fund (MNRTT), Department of Natural Resources, Land and Water Conservation Fund, FHWA Recreational Trails Program along with Lapeer County Community Foundation and Home Depot. The later two options look to have the most benefit for the Township.

Engineering Consultant Cory Mabery noted to Commissioners that a special needs playground would probably have available funds. To date there are none in the County. This would be matting versus wood chips etc. to be accessible for handicapped persons.

Planner McLeod stated that to get any MNRTT funds a recreation plan must be in place.

Commissioner Rutzen asked if budgeting a substantial amount of money toward recreation would hurt your chances of obtaining grants and funding?

Commissioner Lendt suggested to have the DNR come out to the Township hall and do a walk over to advise of possibilities for the site. Engineer Mabery stated that the Flint office has in the past been very helpful and receptive to giving help and advice. The application process is usually 12 to 18 months.

Planner McLeod suggested to Commissioners that they need to decide what they want to accomplish and go after. What is affordable? How many small grants should we go after? Any large grants involve a match in funds. Once you complete a project it can't be used as a match for future funding. DNR grant applications are due by April 1st. You can apply prior to the deadline. Acquisition grants and development grants are two separate things and are reviewed under different criteria.

Commissioners noted that a pavilion and play structure would be the biggest expense. Goals are these plus a pathway at the Township grounds.

Commissioner Lendt elaborated on Home Depot grants. There are local store grants and corporate grants available. They support tree planting and encourage shaded recreation. They also have grants for installation of playground (KABOOM) equipment. Further information is available at homedepotfoundation.org.

Further discussion followed about restroom facilities for outside pavilion use. Commissioners will schedule a walk at the Township hall to look at the property available at the Township hall.

SOIL REMOVAL ORDINANCE: Engineer Cory Mabery stated that he received comments from Commissioner John Rutzen regarding the proposed ordinance. No other comments were received. He recalled that there was a State of Michigan ruling that allowed the mining of sand regardless of zoning or local ordinance.

Commissioner Rutzen's comments were reviewed and changes made accordingly.

FIRE CODE ORDINANCE: An answer to Commissioners questions of the prior May 18th meeting regarding section 4 on dumpster lids was received from fire chief Terry Kluge being as follows:

What this section means is that dumpsters are supposed to have metal covers or lids. Some have plastic lids and as long as they are the only thing that is "combustible" on the dumpster itself and are at least 10' away from the building, it's okay. I missed it before but the Township may want to remove the "or containers" portion of the first sentence. We have several businesses downtown that were using plastic garbage cans placed right next to the rear door and after a few fires; we banned the plastic ones and now only allow metal cans.

ADJOURNMENT:

There being no further business before the commission,

MOTION by Rutzen support by Thick to adjourn meeting at 10:05 p.m.
By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn M. Walker
Recording Secretary