

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
Monday July 20, 2009
Regular Meeting
7:30 pm

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

ABSENT: Commissioner John Rutzen excused.

OTHERS
PRESENT: Christopher McLeod of Community Planning & Management, P.C. -
Lapeer Township Planning Consultant
Cory Mabery of Davis Land Surveying & Engineering Co. – Lapeer
Township Engineering Consultant
Leonard Lumley, Lapeer Township resident
Nancy Bradford, Lapeer Township Deputy 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 June 15, 2009 regular meeting minutes were presented for approval.

MOVED by Commissioner Ewing, support by Commissioner Cady to approve the June 15, 2009 regular meeting minutes as presented. A vote was taken, Ayes: (6). ***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:

TEMPORARY BUILDINGS: The following ordinance revision was presented:

Amend Article I General Provisions, Section 1.25 Temporary Buildings and Use. Revision to the language in subsection (3) to be as follows:

3. A cash deposit in an amount established by the Township Board has been posted with the Township Clerk to reimburse the Township for any costs incurred for the removal of the temporary building.

Previous discussion by the Township Board on revision of the language regarding cash deposits so that it may be uniform throughout the Zoning Ordinance, therefore it has been forwarded to the Planning Commission. Discussions followed regarding the current language. Planner McLeod felt that this would be a simple modification of the language and that he would have a draft available for the next study session. The need to hold a public hearing was discussed. Commissioner Roodvoets felt that by

incorporating the ordinance amendment to coincide with the next scheduled public hearing would defer some of the expense of a separate public hearing.

OLD BUSINESS:

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

Areas of discussion included gate size, height and lighting. Also discussed was site reclamation and the need for clarification in the language. Commissioner Roodvoets also asked Engineer Mabery about the signage required around premises of bodies of water.

Planning Consultant Chris McLeod presented the Commissioners with a draft of the amendments that would need to be made to the zoning ordinance should the proposed Soil Removal Ordinance be adopted.

Amend Section 1.10 Excavation, Holes and Ponds, as follows:

Section 1.10 EXCAVATION, HOLES AND PONDS.

5. Soils removed to create the pond must remain on the site. In the event that the property owner wishes to sell or transport any excavated material off the site, the applicant shall conform to all applicable requirements of this Ordinance and the Lapeer Township Soil Removal Ordinance.

Amend Section 8.04 Special Land Uses (within the AE Zoning District) as follows:

Option #1

Section 8.04 Special Land Uses.

*2. **Extractive Industry**, such as gravel pits, general sand or soil removal operations, etc. provided such activity can meet the requirements of this Ordinance and the Lapeer Township Soil Removal Ordinance.*

The remainder of the text to be deleted.

Or Option #2

Section 8.04 Special Land Uses.

*2. **Extractive Industry**,*

Delete the section in its entirety and replace with the following:

Section 1.40 EXTRACTIVE INDUSTRIES AND GENERAL SAND AND SOIL REMOVAL OPERATIONS

Extractive industries such as gravel pits, general sand or soil removal operations, etc. may be permitted in any zoning district after special land use approval provided such activity can meet the requirements of this Ordinance and the Lapeer Township Soil Removal Ordinance.

Commissioners reviewed and discussed the proposed amendments.

OTHER BUSINESS:

MASTER PLAN:

Commissioners opened discussion on the Master Plan speaking about the questions presented at the visioning session. Planner McLeod requested direction from the Commissioners in regards to commercial zoning in different areas of the Township. The intersection at the corner of M-21 and Wilder was specifically focused on due to the possibilities of future expansion of Wilder Road going through to North Branch. Commissioner Gingell stated that Wilder road is not currently a class "A" road and until that change he feels there is no demand for commercial in the area. Commissioner Roodvoets agreed and suggested to leave that portion of the Master Plan "as is". Planner McLeod stated that he could insert a default section should the need for a change arise. He mentioned that he would put together a draft and have it available for review at the next study session.

PARKS & REC PLAN:

Commissioner Roodvoets informed the board that the brush hogging had been completed and that they should walk the property at their leisure to get a better visualization of the possibilities for the park and recreation plan.

Commissioner Lendt brought the Commissioners up to speed on the grant progress. She explained that the Four County Community Foundation specifically funds communities in the Southeastern areas. She noted that she would be meeting with a Home Depot representative on Wednesday, July 22nd to discuss possible grants for playground equipment. Commissioner Ewing suggested that it might be a good idea to inquire about pavilion kits at that time. She also mentioned that she has been in contact with the Lapeer County Community Foundation. She had obtained a checklist of specific information they required before they could begin the grant process. Commissioner Lendt suggested that the board attempt to work through this list at the next study session.

CORRESPONDENCE:

None was received.

REPORTS:

ADJOURNMENT:

There being no further business before the Commission,

MOTION by Ewing support by Thick to adjourn meeting at 9: 10 p.m. By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Nancy L. Bradford
Recording Secretary