

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
Monday August 3, 2009
Study Session
7:00 pm

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

ABSENT: Commissioner Dan Gingell.

OTHERS PRESENT: Christopher McLeod of Community Planning & Management, P.C. - Lapeer Township Planning Consultant
Leonard Lumley, Lapeer Township resident
Dawn Walker, Lapeer Township Clerk and recording secretary

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

Roll call followed, a quorum was present.

PUBLIC TIME: Chairman Roodvoets opened the meeting for public time.

No one appeared wishing to address the Planning Commission during public time.

OLD BUSINESS:

PARK & RECREATION PLAN:

Commissioner Lendt reported on grant opportunities she investigated for the various projects envisioned at the Township Hall in regards to the Park and Recreation Plan. She had a meeting with Home Depot regarding grants through them and Kaboom playground. Most grants have strings attached and you have to show children as the priority rather than the community. You would also have to show a commitment of use by schools, daycare programs etc.

The pro desk at home depot can take the size of your planned pavilion and work a plan and cost for you. Commissioners discussed what size of pavilion should be built. It was decided to build a 40 x 72 with ten foot walls.

The best chance at receiving a grant is from Lapeer County Community Foundation. In order to submit an application for a grant you must have all details of what you want in order. Whatever is applied for has to be complete. Possibly Ashley from Lapeer County Community Foundation would be available to come and speak to us regarding grant submittal.

It was mentioned to check with the Master Gardner program to work on landscaping around the pavilion and also along the walking trail.

Further discussion followed about trying to utilize the building program through Intermediate School District.

Restroom facilities were discussed in detail with options being to attach restrooms to the back of the Township hall for use by pavilion rentals, to have restrooms on one end of the pavilion or to have separate restroom facilities not attached to the hall or the pavilion.

Commissioners discussed laying out the project into phases so that the overall plan could be developed one project at a time. Commissioners would like to speak with Ken Elwert from the County Park's and possibly gather information and knowledge from him. Clerk Walker will contact Commissioner Lenny Schneider to see if he can set something up.

Leondard Lumley departed at 8:10p.m.

Commissioners then decided to go outside and determine a location to build the pavilion. It was decided to build the pavilion at the southwest corner of the parking lot, with a playground to the north of the pavilion along the expressway. Burming and tree planting will need to be completed to created a noise barrier. The evergreen trees there should probably be moved this fall or else they will be too large to move. They will interfere with parking, sight of children at the pavilion, etc. Possibly move them along the expressway.

Will have to check with Engineering consultant Cory Mabery regarding the current septic field. Is it large enough to service the building and a new pavilion? That could make a difference on the three restroom options.

Other discussion included the hall capacity, pavilion capacity and parking capacity. Handicap parking will be provided at the back corner of the parking lot to access the pavilion. A paved trail for access to the pavilion and playground area will also need to be installed.

MASTER PLAN:

Planner Chris McLeod presented commissioners with another section, Planning Area #3 I-69 / Wilder Road Interchange, to review for the master plan. A brief discussion followed with Chairman Roodvoets objecting to commercial development in this area.

TEMPORARY BLDGS
SECTION 1.25:

Planning Consultant Chris McLeod presented the following proposed ordinance amendment:

SECTION 1.25 TEMPORARY BUILDING AND USE

1. Text to remain as is.
2. Text to remain as is.
3. A cash bond or other acceptable financial surety 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.
4. Text to remain as is.

Commissioners unanimously approved the text language as presented and will hold a public hearing in conjunction with the next public hearing to save on costs.

OTHER BUSINESS:

PUD:

Final conceptual plans were received by the Township and reviewed by Community Planning and Management. CPM cleared the plans but referred them to the Township Attorney. Clerk Walker mailed a set of plans to attorney Gary Howell and spoke with him regarding the submitted conceptual plans. Memorandum dated August 3, 2009 from Clerk Walker to the Planning Commission is entered into record outlining the items of concern from the Attorney.

Commissioners questioned bullet number three, length of time that trees must be replaced being perpetual.

It was noted by Planner McLeod that our ordinance requires six foot minimum evergreen trees for screening and two inch deciduous caliber trees for screening. The requirement in regards to being perpetual could be difficult to adhere to as you can only plant a tree up to a certain size and expect it to transplant.

ORDINANCE REVISIONS:

Planner McLeod noted that he made several small changes to the WEC Ordinance text amendment and the Temporary Housing ordinance text amendment in response to the comments received from County Planning.

CORRESPONDENCE:

None was received.

REPORTS:

Chairman Roodvoets noted that the County Planning appointment will most likely go to the City of Lapeer and next in line is Mayfield Township.

ADJOURNMENT:

There being no further business before the Commission,

MOTION by Ewing support by Lendt to adjourn meeting at 9: 20 p.m. By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn M. Walker
Recording Secretary