

LAPEER TOWNSHIP PLANNING COMMISSION
Lapeer Township Hall and Community Building
Monday, January 18, 2010
Regular Meeting
7:30 pm

PRESENT: Chairman Tim Roodvoets, Commissioners Ken Ewing,
Ruth Lendt, Phillip Thick, Deborah Cady and Dan Gingell.

ABSENT: Commissioner John Rutzen

OTHERS PRESENT: Vito Antonelli, Antonelli Construction Inc.
Greg Antonelli, Antonelli Construction Inc.
Chris McLeod, Planning Consultant, Community Planning & Management
Dawn Walker, Lapeer Township Clerk
Jessica Monschau, Lapeer Township recording secretary

Chairman Roodvoets called meeting to order at 7:30 pm.

Roll call followed, a quorum was present.

APPROVAL
OF MINUTES:

The November 16, 2009 study session minutes and the January 18,
2010 regular meeting minutes were presented for approval.

MOVED by Commissioner Gingell, support by Commissioner Thick to
approve the January 18, 2010 regular meeting minutes as presented. A
vote was taken, Ayes: All (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:

ANTONELLI SIGN REVIEW
#2010-001:

Applicant Greg Antonelli appeared before the Lapeer Township Planning
Commission for a sign review. The Lapeer Township Zoning Board of
Appeals at the October 29, 2009 previously granted a thirty-two (32)
square foot sign. Commissioner Roodvoets commented that the Zoning
Board of Appeals approved a sign that is one-thousand (1000) times
bigger than what the Lapeer Township zoning ordinance allows. Section
4.05 2(d) Signs in residential districts, home occupations, is the section
of the zoning ordinance applicable to the variance and sign review
application.

ENFORCEMENT ISSUE: Commissioners stated the following:

Is the fence a non-confining fence in the front yard? Commissioners
inquired if the applicant would have lighting and landscaping to
accompany the sign. Does the application fall under the requirement of
a home occupation sign? Petitioner Greg Antonelli stated that there
would be no lighting, but he plans on adding spruces and flowers.
Commissioner Ewing suggested the possibility of bushes and not trees.

Commissioners noted that it is not a fence but a wall and questioned applicant.

Petitioner Greg Anotonelli provided the commission with a picture of the proposed sign designed by Craig's Signs. Chairman Roodvoets stated that the application was originally submitted with a different sign, now a new sign is being presented. Commissioner Cady inquired if the sign would look like what was in the picture.

HOME OCCUPATION CLARIFICATION:

Chairman Roodvoets brought forth the issue of whether Antonelli Construction is a home based business. Petitioner Greg Antonelli stated that Vito Antonelli would be occupying the home. Mr. Vito Antonelli stated that the home is under renovation and would have a showroom in the upstairs and a secretary to answer the phone. Commissioner Gingell stated that a home based business cannot have employees. Petitioner Greg Antonelli stated that there would be minimal traffic to the site.

Chairman Roodvoets stated that if a home occupation designation was too restrictive, they should consider applying for a special land use.

The applicant stated that they only have two or three high end clients per year. Commissioners voiced concern over the situation when the economy changes. Applicant was advised that a home occupation does not change the character of the site. The business owner must live at the site. And it would not cause additional traffic to the site. Commissioners stated concern over what would actually take place at the residential site.

The application for sign review has the applicant address at 3248 Sutton Road but the location is at the M-24 address.

The applicant was asked to consider removing some of the wording on the sign as to not cause a distraction to drivers.

Commissioner Thick questioned what equipment would be kept at the site? Greg Antonelli stated that they are a tool and pouch outfit and that most of their work is sub-contracted out to others. The applicant also stated that there currently was a three car garage and a pole barn at the home and that would be sufficient for storage purposes. Again, Chairman Roodvoets suggested that the applicant may want to apply for a special land use.

Commissioner Thick stated that the commission needs clarification of who owns Antonelli Construction; and will need to be provided with legal documentation to that effect.

MOTION by Thick supported by Gingell that the sign review application 2010-001 be tabled and that the following items be reviewed at next meeting: Sign and landscape design, a detailed written description of what business would be conducted at the site and proof to support a

*home based business. A vote was taken, Ayes: All (6). **MOTION CARRIED.***

Upon further discussion it was noted to the applicant that the revised application be submitted two weeks prior to the next meeting on February 15.

PUBLIC HEARING:

ZONING ORDINANCE: Draft changes to the zoning Ordinance Sections 1.25, 1.10, 8.04 and 1.40 where presented to the Commissioners.

PUBLIC TIME: Chairman Roodvoets opened the public hearing at 7:40; no one appeared to comment on the zoning ordinance changes. Public time was closed at 7:41pm.

MOTION by Commissioner Lendt, support by Commissioner Cady to approve the zoning ordinance changes as presented and to forward to County Planning. A roll call vote was taken. Gingell, yes; Thick, yes; Cady, yes; Roodvoets, yes; Lendt, yes; Ewing, yes. Ayes: All (6). ***MOTION CARRIED.***

CHRIST THE KING
SLU 2009-001:

Christ the King Church submitted two letters of request: one for a one year extension of time on their temporary sign; and the second to request a one year extension on their approved site plan, application 2009-001 (An extension will extend them to January of 2011).

Clerk Walker addressed the planning commission stating that Christ the King has not posted construction bonds but they have completed the engineering review process with the Township Engineering consultant. The applicant stated that as a result of the current economy they are not sure when they will proceed with the project. Planning Consultant Chris McLeod stated that their letter indicates they are awaiting funds.

MOTION by Commissioner Thick, support by Commissioner Lendt to approve Christ the King Church application 2009-001 for a one (1) year extension for their site plan and sign review as requested. A vote was taken. Ayes: All (6). ***MOTION CARRIED.***

MASTER PLAN:

Planner Chris McLeod distributed Planning Area #4, M-24 Corridor for Commissioners to review for the next meeting.

TOWNSHIP PAVILION
PROJECT:

Commissioners discussed the Park & Recreation Plan in regards to grant funding and the building of the pavilion. Clerk Walker and Commissioner Lendt will be working on the grant submission for Lapeer County Community Foundation. Commissioner Gingell stated that he would help Clerk Walker with cement and electrical bids.

ADJOURNMENT:

Commissioner Gingell will get electrical and cement bids. Dawn Walker stated that they would be submitted to Lapeer County Community Foundation. Commissioner Cady will locate playground equipment.

MOTION by Commissioner Ewing support by Commissioner Lendt to adjourn the meeting at 8:50 pm. Meeting adjourned.

Ruth Lendt
Secretary

Jessica Monschau
Recording Secretary