

**LAPEER TOWNSHIP PLANNING COMMISSON**  
Lapeer Township Hall and Community Building  
Monday, January 4, 2010  
Study Session  
7:00 pm

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

ABSENT: Secretary Ruth Lendt and Commissioner John Rutzen, excused.

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

**Chairman Roodvoets called meeting to order at 7:05 p.m.**

Roll call followed, a quorum was present.

PUBLIC TIME: Clerk Walker advised Commissioners that at the next meeting a new  
recording secretary would be present.

MASTER PLAN: Commissioners discussed the Master Plan in regards to planning area  
#3, the M-24 Corridor. Commercial uses for the area were discussed. Shall commercial be allowed with rezoning or with a special land use? In rezoning a parcel, the applicant must show a need for the use. Is residential use suitable for the area? If office use is allowed what size of office buildings will be allowed.

Along M-24 it was discussed to keep commercial uses to the intersections along M-24 and have applicants rezone the parcels. The topography along M-24 makes some areas unsuitable for commercial development. Also commissioners noted that with the improvements to M-24 it will most likely attract more business. The general consensus of the focus group being that most people did not see M-24 as staying residential was also discussed.

Commissioners envision smaller offices (ie. such as dentists, doctors, insurance agencies etc.) to develop in our portion of M-24. It provides high visibility with out the higher development costs as in the City of Lapeer. The master plan should continue to allow office use in this area with a special land use approval.

Residential tap in for sewer and water that are available to the Township with the December 2006 annexation agreement at the southern border of the City of Lapeer were discussed. Zoning density available for development in the areas was discussed.

Residential development of single family, duplex and four-plex units in the M-24 area were discussed along with utilization of open space concepts. An assortment of densities can be allowed in the master plan to allow some flexibility and creativity and implementation of open space concepts. It is thought that in order to sell a residential development in the current market developers will have to separate themselves and offer more to “sell” a residential development.

The concept of allowing assisted living facilities (or the like) in the area that borders the southern end of the City of Lapeer was discussed as a need for more of these complexes seems to be on the rise.

PARK & RECREATION  
PLAN:

A recap of the park and recreation plan developments was discussed. Clerk Walker will gather information to obtain quotes for the construction of a pavilion at the Township hall. This will include bid specifications on: pavilion, concrete and electrical. She will also watch available tree planting grants that may be offered through DTE.

Playground information was obtained from Imlay Township and Commissioner Cady is exploring that information. She will also contact Ray Turczyn at the City of Lapeer Park and Recreation department regarding the purchase of their playground equipment.

Grants will be submitted as follows:

- Playground – Lapeer Optimist Club
- Pavilion – Lapeer County Community Foundation
- Property Acquisition – DNR, small grants

SIGNS:

Section 4.05, 2 Signs in Residential districts

Planner McLeod reviewed the portion of the ordinance regarding signs in residential districts and noted that the Planning Commission has previously reviewed this section of the ordinance and decided to leave “as is”. Since this the zoning board of appeals has granted two sign variances on this issue. The planning commission at this point can choose to readjust the number of square feet for a sign and tie this number to be road specific or tie it to home occupations. They can also choose to leave the ordinance as it is.

Commissioners discussed the definition of a home occupation and stated that a home occupation should not need a sign. The issue of identification versus advertisement was also discussed in regards to home occupations.

It was also noted that the zoning board of appeals is not a policy making board and as such applicants have to prove a hardship for the granting of a zoning variance.

Planner McLeod noted that if the planning commission wishes to keep the residential sign size at three square feet that they could reaffirm this at a subsequent board meeting and ask the Township board to do the same. At this point the zoning board of appeal members would need to be made aware of any action taken.

CORRESPONDENCE: City of Lapeer master plan change.

ADJOURNMENT: There being no further business before the Commission,

***MOTION*** by Thick support by Gingell to adjourn meeting at 10: 00 p.m.  
*By unanimous consent the meeting was adjourned.*

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Ruth Lendt  
Planning Commission Secretary

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Dawn M. Walker, CMC  
Recording Secretary

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