

LAPEER TOWNSHIP PLANNING COMMISSION
Lapeer Township Hall and Community Building
Monday, March 15, 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: Chris McLeod, Planning Consultant, Community Planning &
Management
Cory Mabery, Engineering Consultant, Davis Land Surveying &
Engineering
Lori Ann Taylor, resident, Lapeer Township Treasurer
Chuck Herpolsheimer, Chairman of the Board of Directors for Pregnancy
Resource Center of Lapeer
Leonard Lumley, resident

Dawn Walker, Lapeer Township Clerk and recording secretary

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

Roll call followed, a quorum was present.

APPROVAL
OF MINUTES: The February 15, 2010 regular meeting minutes were presented for
approval.

MOVED by Commissioner Ewing, support by Commissioner Thick to
approve the February 15, 2010 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:

PREGNANCY RESOURCE
CENTER OF LAPEER
2010-001 SPR:

Pregnancy Resource Center of Lapeer requested a site plan revision by
the Lapeer Township Planning Commission.

Planner Chris McLeod stated that the applicant requested to turn their
current dumpster enclosure into storage facilities. They are requesting to
handle their trash internally.

Chuck Herpolsheimer representative for Pregnancy Resource Center
spoke to the commission requesting to change the dumpster enclosure
into a short storage room. He stated that the center does not generate
enough trash to utilize a dumpster and storage for their clients is in great
demand. He stated that the dumpster area is high and dry and could
provide the much needed storage area with planning commission

approval. Donated car seats and clothing take up space. If the center does not have the storage they must send donated goods to other facilities rather than keeping it for use by themselves.

Commissioner Gingell stated that he drove to the site to view and agreed that storage was needed.

Mr. Herpolsheimer stated that the existing dumpster area is constructed of masonry block. This would provide the base of the storage area with the walls and roof completed to match the existing building. He also stated that the center provides provisions for any women and their children and babies that are in need. They try and accept all donations so that they can be distributed to those in need.

Planner McLeod stated that typically a site plan is presented to the commission but they may handle the request by simply providing a written description.

MOTION by Gingell, support by Thick to approve the request by the Lapeer Pregnancy Resource Center to change their dumpster enclosure into a storage area. The storage area shall have a 4/12 pitch roof, eight (8) foot walls, be 12 x 10 feet in size, have a four (4) foot door with the siding and roof to match the business. A roll call vote was taken: Gingell, yes; Thick, yes; Cady, yes; Lendt, yes; Ewing, yes; Roodvoets, yes. All six (6); absent: Commissioner Rutzen. **MOTION CARRIED.**

PUBLIC HEARING

MNRTF GRANT APPLICATION: The public hearing for the Michigan Natural Resources Trust Fund (MNRTF) Grant Application was opened at 7:50 p.m.

Engineering consultant, Cory Mabery answered questions regarding the process of holding a public hearing prior to submitting a grant.

Chairman Roodvoets closed the public hearing at 7:53 p.m.

Engineer Cory Mabery reviewed the process in applying for an acquisition grant through the MNRTF. He reviewed the discussion to date with the property owner. Discussion followed.

Commissioner Thick stated that for an application to happen, "a meeting of the minds" must be in place. Engineer Mabery stated that a willing seller must be in place for this to happen. Specific guidelines for appraisals must be followed to be in compliance with the MNRTF grant requirements. Concern was voiced by commissioners on the fact that requests for estimated property values this past fall were not consistent.

MOTION by Gingell, support by Ewing to recommend that the Township Board of Trustees engage a formal appraisal to obtain the property value of subject property. A vote was taken, Ayes: (6). **MOTION CARRIED.**

Discussion followed regarding a land survey being needed as a portion of the grant requirement. April 1st is the recommended deadline for grant acquisition submission. August 3rd being the final submission date, for acquisition only.

Scheduling issues in the build start date for the pavilion in coordinating with the Education Technology, Building Trades class were discussed. With Commissioners questioning whether or not we should wait for the school to start up in September to build.

OTHER BUSINESS:

PLAYGROUND: Playground equipment and proposals were presented by Commissioner Cady. She discussed her research and conversation's on the proximity of the playgrounds to each other, surfacing and excavation for playgrounds and installs. Time frame for the playground was also discussed.

MASTER PLAN: Planner McLeod noted that the master plan, planning area #5, 108 agreement area – draft 2; that he is handing out reflects the comments that Commissioner Rutzen emailed to everyone. Planner McLeod reviewed this section of the master plan noting that the open space planning creates savings, as less infrastructure is needed to serve the same amount of housing. Comments and discussion amongst Commissioners regarding the following: ownership versus rentals, detached single family open space projects, duplex, triplex and four-plex units along with the current zoning ordinance open space requirements.

Planner McLeod noted to Commissioners that in the 108 agreement area there are a predetermined amount of taps available. He also noted that this is the last of the area specific content for the master plan review, from this point on out the master plan review will broaden.

OLD BUSINESS:

SIGN ORDINANCE
REVIEW:

Planning Consultant Chris McLeod started the review of the zoning ordinance, sign requirements with a recap of previous discussions and actions on the part of the zoning board of review and the planning commission. He presented commissioners with potential ordinance amendments, dated March 15, 2010, labeled draft #1 – Renewed Discussion.

As a part of the review, home occupation sign requirements were discussed. Should home occupation signs located on M-24 and M-21 be allowed a larger size than the currently allowed three square feet?

Commissioners stated that they still feel that a home occupation should not need a sign. A home occupation is a home occupation. If your business needs a larger sign than allowed, it is a business, not a home occupation. Therefore, you should go before the planning commission for a special land use for a business. Commissioner Ewing dissented from this point of view.

Discussion regarding temporary versus permanent signs and political signs transpired. Commissioner Gingell asking Planner McLeod what do other municipalities require? An example of Almont's sign ordinance was handed out by Planner McLeod. Discussion followed.

Commissioners made changes to the potential ordinance amendments, draft #1. This should be a topic of discussion for the April 5th joint meeting.

Reports: Commissioner Thick gave a report on the Lapeer County Collaborative Planning conference.

Announcements: Commissioner Roodvoets mentioned the below announcements:

Joint Meeting, April 5, 2010 – 7:00 p.m.
Lapeer Township Board Meeting, April 12, 2010 – 7:00 p.m.
PC Regular Meeting, April 19, 2010, 7:30 p.m.
School Election, May 4, 2010

ADJOURNMENT: **MOTION** to adjourn the meeting by Commissioner Gingell, support by Commissioner Cady, the meeting was unanimously adjourned at 10:00 p.m.

Ruth Lendt
Secretary

Jessica Monschau
Recording Secretary