

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
Monday March 16, 2009
Regular Meeting
7:30 pm

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

ABSENT: Commissioner John Rutzen, excused.
Commissioner Fred Green, absent.

OTHERS
PRESENT: Christopher McLeod of Community Planning & Management, P.C. -
Lapeer Township Planning Consultant
Leonard Lumley, 1031 Pinetree Lane, Lapeer Township
Dave Geiger, 55 E. Morley Drive, Saginaw MI 48601 – MDOT Bay
Region
Doug Strauss, 222 N. Washington Square, Suite 200, Lansing, MI
48933 – Alfred Benesch & Company
Dawn Walker, Lapeer Township Clerk

Chairman Roodvoets called meeting to order at 7:30 p.m.

Roll call followed, a quorum was present.

APPROVAL
OF MINUTES: The February 16, 2009 regular meeting minutes presented for approval.

MOVED** by Commissioner Ewing, support by Commissioner Thick to approve the February 16, 2009 regular meeting minutes. A vote was taken, Ayes: All (5). **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:

M-24 ACCESS MGMT: Douglas Strauss of Alfred Benesch gave a brief introduction and history on the Access Management study conducted in conjunction with the City of Lapeer. He spoke regarding the assortment of members that served on the committee, the number of workshops and public hearings held and feedback received from attendees.

Commissioners questioned that with economics not what they used to be what triggers would change access on M-24. What are M-24 property owners saying about the access management plan?

Commissioners asked about MDOT's approval of road access and how to be involved in the process prior to approval.

Commissioners reviewed the access management draft plans and further discussed them with Doug Strauss and Dave Geiger.

Doug Strauss and Dave Geiger departed at 8:22p.m.

OLD BUSINESS:

PAVILION INFORMATION:

Pavilion information was reviewed by Commissioners. Pamphlets were reviewed that had pavilions and bathroom and storage units for recreation facilities. Types of facilities and costs were discussed among commissioners. Clerk Walker will have Trish Whitcomb available at the study session on April 6 so commissioners can ask questions and get prices on various pavilions.

TEMPORARY HOUSING

ORDINANCE:

Chairman Roodvoets attended the March 9th board meeting to speak with the board regarding the temporary housing ordinance. Feedback from the board included:

The time standard for a temporary structure may be too long.

Meeting setbacks in residential zoning areas.

A bond to insure removal of temporary structure.

Discussion followed regarding different scenarios that may be encountered. The issue at hand is how long a temporary structure should be allowed to be on a parcel not how long does it take to rebuild a home.

At some point in time the situation may become a hardship on the neighbors rather than the applicant.

Commissioner discussed to make the ordinance read a six month time period for the temporary structure, with one six month extension. At that point the applicant must go before the Zoning Board of Appeals.

Commissioners also favored a minimum bond be posted with the Township Treasurer in the amount of \$5000.00 to be based upon the size and complexity of the structure. The bond should be a cash bond or other acceptable bond as stipulated by the Township Supervisor.

FOCUS GROUP:

Planning Consultant, Chris McLeod supplied and reviewed Master Plan Focus Group Questions dated March 13, 2009.

Commissioners discussed the previous weekends County Planning Conference and Home Based Businesses. How much should be allowed before there is "a point of no return." Value added sales, what percentage if any should be allowed and at what point is there no going back. What businesses are realistically home based occupations?

Discussion took place on the format for the focus group. The length of time that the focus group meeting should last. How to summarize gathered information into a report.

The questions were reviewed and commissioners felt that possibly some questions would have to be combined or eliminated for time sake.

Commissioners decided to do a press release as soon as possible with information that was available. In this way a gauge of interest could be gathered. A final date in May will be set at the April 6th study session.

CHURCH OF THE NAZARENE
SLU 2006-006:

The Church of the Nazarene's special land use expired in February. Clerk Walker sent a notification letter to them stating that if they wished to pursue the SLU they should respond prior to tonight's meeting. No response was received, the site plan has expired and to pursue anything further on that site they must start the review process from the beginning.

PC ORDINANCE #2:

Commissioners reviewed Planning Ordinance #2 adopted by the Lapeer Township Board as required by the Michigan Planning Enabling Act, PA 33 of 2008.

CORRESPONDENCE::

None was received.

REPORTS:

Board report given by Clerk Walker.

ADJOURNMENT:

There being no further business before the Commission,

MOTION by Ewing support by Thick to adjourn meeting at 9:48 p.m. By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn M. Walker
Recording Secretary