LAPEER TOWNSHIP PLANNING COMMISSON

Lapeer Township Hall and Community Building
Monday, June 16, 2008
Regular Meeting
7:30 pm

PRESENT: Chairman Tim Roodvoets, Vice Chairman John Rutzen, Secretary Ruth Lendt, Commissioner Phillip Thick, Commissioner Ken Ewing, Commissioner Fred Green and Commissioner Deborah Cady.

ABSENT: All commissioners present.

OTHERS PRESENT: Christopher McLeod, Community Planning & Management, P.C.
Cory Mabery, Davis Land Surveying & Engineering
Bill Meinz, Lapeer County Road Commission Engineer
Dawn Walker, Lapeer Township Clerk and recording secretary

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

Roll call followed, a quorum was present.

APPROVAL OF MINUTES: The May 19, 2008 regular meeting minutes and the June 2, 2008 study session minutes were presented for approval.

MOTION *by Commissioner Green to approve the May 19, 2008 regular meeting minutes and the June 2, 2008 study session minutes as presented with no changes, support by Commissioner Thick. A vote was taken, Ayes: All (7).* ***MOTION CARRIED.***

PUBLIC TIME: Chairman Roodvoets opened the meeting for public time. No one was present who wished to address the Planning Commission.

Chairman Roodvoets also thanked Road Commission engineer Bill Meinz for his attendance at the meeting.

OLD BUSINESS:

MASTER PLAN: **Master Plan review and discussion –**

Commissioners reviewed Industrial Truck Route Option review and maps prepared by Chris McLeod of Community Planning & Management and also two maps provided by Tom Atkins of Kamax.

Bill Meinz stated that the road commission has reviewed the powerpoint presentation given by Kamax. As far as the road commission is concerned the proposed new road is the best choice, one of the reasons being that so many trees would need to be cut to bring the other roads up to a class A road. This would be a very large disturbance to the residential neighborhoods affected by the change. The least amount of impact is the new proposed road.

Mr. Meinz went on to say that the grant application process is based upon the number of jobs created. A grant would cover 80% of the expense of the truck route with the remaining 20% coming from local, private or other sources. Kamax would be required to complete a traffic impact study. The road commission would be the lead agency in handling the truck route. Kamax's use of the truck route is expected to create truck traffic of 200 – 225 trucks in a twelve hour period.

Commissioner Ewing asked if going out to Wilder road would create less impact. He also stated that two of the three options discussed would send truck traffic through the M21 / M24 intersection.

Township engineer, Cory Mabery stated that all three routes end at Imlay City road (M-21), which is already a class A road. He also informed commissioners that in a traffic study all three routes would have to be addressed.

Commissioner Thick asked if Wilder road from M-21 south is a class A road.

Commissioner Roodvoets asked who had jurisdiction over M-21 and M-24 through the City of Lapeer.

Clerk Dawn Walker spoke regarding concerns over any new road being a primary road and not a local road as the Township does not want to be responsible for maintenance issues that may arise from a Class A road running through the middle of the Township. She also asked Mr. Meinz regarding statements from Tom Atkins of Kamax regarding the use of Newark road.

Further discussion amongst the commissioners regarding current class A roads, the current route used by Kamax, intersection issues that may occur, jobs that will be created for the area and people that may relocate into the area from other Kamax locations. Leaving with trucks from the Kamax plant and going north was also approached. Commissioners also reiterated that Mr. Atkins from Kamax stated that the expansion can not move forward until the road issue is addressed.

The Township also has a water tap for City water available at Roods Lake and Bowers roads.

Planner McLeod asked Bill Meinz the input that the Township would have and voiced concerns over the impact to the Township residents. He also stated that the Township would like to have screening required along the roadway and would also like to see noise studies completed. He also advised commissioners that Kamax has been neighborly in their attempts to involve us as we as a Township can't deny any road route upgrades.

Planner McLeod summarized that the impacts to the Township are long term. The proposed road would run through a planned residential area. Can this area maintain residential development? Should this area be planned for industrial and commercial use? What changes to the current makeup of the area will need to be addressed. The Lapeer Township planning commission will be tasked with the implications of a truck route

going through the Township, there is no choice on if it is wanted or not. Commissioners noted concerns on whether Kamax has addressed the expansion with the City of Lapeer. Intersection traffic is also a concern. Also, initially the trucking from and to the Kamax facility will be done within a twelve hour time frame but years from now that may not be the situation.

Commissioner Lendt asked if the road commission has looked at the topography through the proposed road route to see if it is conducive for semi-truck traffic. She also asked if Kamax has intentions of using the airport for transport.

Commissioners stated that the only decisions for the planning commission to make are zoning and planning around the roadway. Hopefully our concerns and the concerns of our residents are listened to and taken into consideration in the development of a road route. With the economy, it would be good to see jobs created for the area. Any use or acquisition of property directly across from the runway is more of a Mayfield Township issue and they will have to look at the impacts and consider rezoning of some areas. Building a new road will still not create an increase in demand for commercial / industrial use with the current economy.

The planning commission took the opportunity of attendance by the road commission engineer to ask questions regarding the Township pathway plan. Chairman Roodvoets gave a brief synopsis to Bill Meinz regarding the approved Park, Recreation and Open Space plan. Discussions have taken place with neighboring Townships. In the short term, the Township intends to develop the Township hall site. The Planning commission understood that a greater opportunity for receiving grants are available if you implement more than one community in a plan, therefore Lapeer Township has spoken with neighboring communities regarding walking (or bike) paths attaching various communities to ours. A prime example is Peppermill road which would connect Lapeer Township to Attica Township. The Township hopes to plan something within the road right-of-way.

Road Commission engineer Bill Meinz stated that overall motorists are not nice to cyclists. It is safer to be on a path not shared with motor vehicles. They like to see pathways separated from the actual roadway, possibly in the right of way; just not contiguous to the road it is inviting problems to share the road with pedestrians. Even though it is illegal to pass using the shoulder, motorists do it all the time. The road commission prefers paths in low speed areas, not primary roads or high traffic roads.

Since Metamora and Newark roads are both haul routes, it is important that the pathways be separated (not contiguous) from the road way for pedestrian safety. Unfortunately a pedestrian pathway can be a liability.

Discussions commenced regarding the pathway from Columbiaville to Otter Lake under construction now, the use of delineators and the pathway in Croswell.

Engineer Mabery stated to commissioners that the road commission is not against bike paths, each road just needs to be looked at individually.

Planner McLeod asked if the road commission would work with us to obtain available enhancement grants and if the insurance liability would be transferred to the Township.

Commissioner Green inquired if there would be any upcoming work on Peppermill road to straighten out the curves? Discussion followed.

Discussion followed on the road commission funding. Roadwork projects are being pushed back due to an increase in expenses and a decrease in revenue. The road commission has not replaced retired employees.

Bill Meinz stated that he would push for a noise abatement regarding any proposed truck route through the Township.

Chairman Rutzen thanked Bill Meinz for his attendance and input at the meeting.

OTHER BUSINESS: None.

REPORTS: Board report given by Commissioner Rutzen.

Questions regarding the original intent of the annexation agreement with the City of Lapeer and the upcoming meeting on the development of these areas were addressed.

CORRESPONDENCE: Cory Mabery responded to the Planning Commission's concerns mentioned in correspondence and previous Commission minutes regarding the septic system of the Little Friends Childcare. They (Davis Engineering) had completed a septic study for Home Builders Association prior to them leasing space for the Daycare Center.

Planner McLeod noted that there would be a presentation of the MDOT M-24 access management plan made to the commissioners by Larry Nix at the August 4th study session.

ADJOURNMENT: There being no further business before the commission,

MOTION *by Ewing support by Lendt to adjourn meeting at 9:32 p.m. By unanimous consent the meeting was adjourned.*

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Ruth Lendt	Dawn M. Walker
Secretary	Recording Secretary