

**LAPEER TOWNSHIP PLANNING COMMISSON**  
Lapeer Township Hall and Community Building  
Monday August 4, 2008  
Study Session  
7:00 pm

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

ABSENT: Commissioner Fred Green.

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

**Chairman Roodvoets called meeting to order at 7:00 p.m.**

Roll call followed, a quorum was present.

**PUBLIC TIME:** No one was present who wished to address the Planning Commission.

FENCE ORDINANCE: The following zoning ordinance amendment was presented to the Planning Commissioners by planning consultant, Chris McLeod.

**Amend Article I General Provisions, by amending Section 1.11 Fences, Walls, and Other Protective Barriers, by adding a new subsection (d) as follows:**

- d. Decorative fences (i.e. picket, split rail, etc.) shall be permitted within the front yard (that area between the residence and the front property line). Such fences shall not exceed a total height of four (4) feet (as measured from the established grade). Wire and chain link fencing, privacy, and other view obscuring type fencing shall not be permitted within the front yard regardless of height. Finally, such fence shall not extend into the existing right of way or easement of any adjacent roadway.

Discussion followed regarding:

- Various types of fencing,
- What is considered a decorative fence,
- Established grade,
- Should gating be addressed.

The decision to change the above suggested ordinance to include wrought iron in parentheses after split rail on the description of decorative fences and to change the third sentence to read "any" in place of other.

MOTION by Ewing support by Thick to set the public hearing for the September 15<sup>th</sup> planning commission meeting.

WIND ENERGY CONVERSION  
SYSTEMS:

Planner McLeod presented an ordinance revision to address Windmill Systems.

Discussion followed. Even though a windmill farm is not likely to happen within the confines of the Township an ordinance should be adopted in the event that one were to be proposed.

Lengthly discussion regarding zoning setbacks, special land use, the size of parcel required to construct a windmill and noise limitations that should be set to not disturb any neighbors nearby.

It was decided to make several changes to the proposed ordinance including height restrictions and five acre minimums and to readdress again in September.

MASTER PLAN UPDATE:

Planner Christopher McLeod presented information to commissioners regarding the master plan update. Documents labeled Planning Area #1, Land Use Plan Section 3 – Proposed Industrial Road Alternative, were presented to the commissioners.

Planner McLeod stated that there are three routes that affect us. We should choose the road that is the least obtrusive. All three routes should be addressed. The three routes include:

Bowers to Meyers road and then left or right on M-21.

Bowers to Wilder road.

And, the new proposed road.

A brief discussion followed by commissioners.

REPORTS:

Commissioner Thick advised the commission of his absence at the September 15<sup>th</sup> planning commission meeting.

The August 18<sup>th</sup> regular planning commission meeting is cancelled for summer break.

ADJOURNMENT:

There being no further business before the commission,

***MOTION*** by Thick support by Lendt to adjourn meeting at 9:15 p.m. By unanimous consent the meeting was adjourned.

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Ruth Lendt  
Secretary

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Dawn M. Walker  
Recording Secretary