

**LAPEER TOWNSHIP PLANNING COMMISSON**  
Lapeer Township Hall and Community Building  
February 2, 2009  
Study Session  
7:00 pm

**PRESENT:** Chairman Tim Roodvoets, Commissioners Phillip Thick, Secretary Ruth Lendt, Commissioner Fred Green, and Deborah Cady.

**ABSENT:** Excused Commissioner Kenneth Ewing and John Rutzen

**OTHERS  
PRESENT:**

Christopher McLeod, Community Planning & Management, P.C.  
Leonard Lumley, resident  
Dawn Walker, Lapeer Township Clerk  
Heather Hayduk, recording secretary

**Secretary Ruth Lendt called meeting to order at 7:10 p.m.**

Roll call followed, a quorum was present.

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

Chairman Tim Roodvoets entered meeting at 7:17pm.

**WIND ENERGY WORKSHOP:** Commissioners opened meeting with discussion on (WECS) Wind Energy Conversion Systems in regards to seminars that where attended by several Planning Commissioners at different times.

The WEC Ordinance Draft dated October 10, 2008 was reviewed by Commissioners. Commissioners also reviewed and discussed ordinances from other communities.

Planner McLeod also supplied commissioners with a copy of the DLEG wind energy web site page for reference, and color maps of wind speed and wind power in MI.

Further discussion followed regarding:

- Any tower over 40 ft would require SLU.
- Residential windmills being rooftop versus tower.
- No advertising on windmills.
- How much energy does a vertical unit produce?
- Avoid shared tower/power usage.
- Windmill separation should be no less than 1 ½ times the tower length from base to blade.
- Color should not be changed from manufacturer.
- What is the extent of maintenance to windmills?
- Guy-Wires should meet setbacks with visibility.
- Number of WECS allowed per site.

- Issues regarding Residential versus Agricultural uses.
- Ordinance should contain definitions.
- Creation of a matrix to show uses and allowances.
- Address WECS attached to homes.
- Required setbacks from a resident's home.
- Safety issues (climbing, wind shear, etc.)
- What type of poles should be allowed in various zoned areas?
- Has the county approved any ordinance for WECS?

FENCE ORDINANCE:

Planner Christopher McLeod presented Commissioners with Proposed ordinance amendment on Decorative Fences in Front Yard draft #3, dated November 17, 2008. All Commissioners were in agreement with this new proposal and will draft and resubmit this to the board for approval.

MASTER PLAN UPDATE:

At the joint meeting in January it was decided to compile a Visioning Committee to get feedback from residents and business owners in regards to development on M-24, I-69 and Wilder area, M-21 (Slaterville area) and section three of the Township. The following points for setting up the visioning committee were suggested:

- Publish a meeting time and date to have registrations.
- What should the vision committee focus on?
- Have 5 to 10 people per table for open discussion.
- Give all attendees/groups the same questions.
- Each group should have a spokesperson.
- Have a Commissioner at each table to observe discussion.
- Possibly conduct this at the regular meeting.
- Collectively compile the results and give a summary at the end of the session.
- Invite everyone back at a later date to show the results of the session.

RECREATION PLAN:

Discussion opened with talk about applying for grants for the Parks and Recreation Plan. Focus for the Parks and Recreation Plan should be the Township Hall site, specifically the one quarter mile walking track and pavilion. Commissioners discussed other pavilions in the area and will be taking pictures and measurements to share at the next meeting. Restroom facilities were discussed with the Commissioners preferring not to have portable toilets on site. Commissioner Green noted that the County used the jail work program to build picnic tables.

CORRESPONDENCE:

Commissioner Green supplied Planner McLeod with a draft copy of the County billboard ordinance.

A brief discussion followed by commissioners.

ADJOURNMENT:

There being no further business before the commission,

***MOTION*** by Thick support by Lendt to adjourn meeting at 9:38 p.m. By unanimous consent the meeting was adjourned.

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Ruth Lendt  
Secretary

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Heather Hayduk  
Recording Secretary