

LAPEER TOWNSHIP PLANNING COMMISSON
Lapeer Township Hall and Community Building
Monday September 21, 2009
Regular Meeting
7:30 pm

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

ABSENT: All members present.

OTHERS
PRESENT:

Christopher McLeod of Community Planning & Management, P.C. -
Lapeer Township Planning Consultant
Cory Mabery, Davis Land Surveying & Engineering – Engineering
Consultant
Leonard Lumley, Lapeer Township resident
Ken Elwert, Lapeer County Parks
David Darling, 2407 Morris Road, Lapeer Township
Bill Walker, 2319 Morris, Lapeer Township
Rob Wertz, 2453 Morris, Lapeer Township
Wade Cleffman, 2351 Morris Road, Lapeer Township
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 August 17, 2009 regular meeting minutes were presented for approval.

MOVED by Commissioner Rutzen, support by Commissioner Thick to approve the August 17, 2009 regular meeting minutes as presented. A vote was taken, Ayes: (7). ***MOTION CARRIED.***

PUBLIC TIME:

Chairman Roodvoets opened the meeting for public time.

No one appeared wishing to address the Planning Commission during public time. Public time was closed.

NEW BUSINESS:

WADE CLEFFMAN
SLU 2009-002:

Wade Cleffman spoke to Commissioners on the purpose for a fourth building on his property at 2351 Morris Road. The applicant has a collection of antique automobiles and wishes to have all of his belongings housed indoors.

Chairman Roodvoets opened the public hearing at 7:37 p.m.

Neighbor to the north, Bill Walker spoke on behalf of the applicant, no issue with an additional building.

Rob Wertz, next door to applicant spoke in support of Mr. Cleffman having an additional building.

Dave Darling to the south spoke in support of Mr. Cleffman having an additional building.

The public hearing was closed at 7:40p.m.

Commissioners questioned Mr. Cleffman in regards to his application:

What is currently housed in his existing three buildings?

Commissioner Gingell stated that he visited the site and stated that everything at the residence was very neat and clean, you can't see from the road.

Commissioner Lendt questioned if in collecting automobiles does he envision needing more space in the future and what if any traffic is created into the residence because of the automobile collection.

Commissioner Thick asked in regards to how the buildings are finished and also asked about any anticipated future building.

Commissioner Roodvoets questioned in regards to the building that contained his workshop. What types of equipment are contained in the building? It was also stated that the concern is usually when a resident leaves a home, what would a future resident intend to do with an expanse of accessory buildings.

Commissioner Lendt questioned whether repair work is done for others?

Commissioner Rutzen asked if there was or would be a sign out front.

Commissioner Ewing asked in regards to the layout of the buildings and also noted how neat and well maintained the property is.

Chairman Roodvoets noted that letters of support were also received from Robert Sickle of 231 E. Hunters Creek Road and Ralph Thesin of 2420 Morris Road. He also noted to the applicant that this is the first hearing since the inception of this change to the zoning ordinance.

Commissioners asked planning consultant Chris McLeod in regards to item 11 of Section 1.07 of the zoning ordinance, specifically of a requirement of a certificate of zoning compliance being filed with the register of deeds. It was noted that the applicant would need to comply with this section of the zoning ordinance.

MOTION by Gingell support by Cady to approve special land use 2009-002 under section 1.07 Buildings Accessory to one and two family residential uses, of the Lapeer Township zoning ordinance. A roll call vote was taken. Gingell, yes; Cady, yes; Ewing, yes; Roodvoets, yes;

Thick, yes; Lendt, yes; Rutzen, yes. Ayes: All (7); Nays: None. MOTION CARRIED.

Wade Cleffman, David Darling, Rob Wertz and Bill Walker departed at 7:55 p.m.

PARKS & REC PLAN:

County Parks director Ken Elwert spoke to commissioners regarding grants through the DNR and provided general knowledge information to commissioners.

Items of discussion included:

- Acquisition and development of park properties.
- Conditions that may have to be met and maintained if you are awarded a grant through the DNR.
- Facility inspections and certifications.
- Strongly suggested signage needed at a facility.
- Fiscal capabilities of any recreation plan and willingness to match available grants.
- Funding available in any for pavilion, playground and walking trail facilities.
- Wetland retention.
- Maintenance schedules for parks and playgrounds.
- Pavilion rentals and options for electric at pavilions.
- Vandalism and graffiti in restrooms or at facilities.
- Pros and cons of roofing materials on a pavilion.
- Hours of park operation and signage if rented or available.
- Safety and crime for park patrons.

Grants are very competitive; a small grant is more realistic in our area. These are not really advertised. Accessibility is a big hurdle right now. Parks need to be accessible.

Playground can be surfaced with sand; you don't need the fancy base materials that can be very expensive. Then you can use some type of boardwalk for accessibility.

Do small things to divert problems. Signage should be posted with hours. All facilities should be placed in view of public. Small things do a lot to prevent vandalism and loitering issues. Put trashcans in plain view of the public. Maintenance diverts problems, it is very important.

Different types of restrooms were discussed along with what works at the county parks. Too many things going on within a pavilion (storage and restrooms) may detract from the ambiance of an outdoor activity.

Additional activities at a park were discussed such horseshoes, volleyball etc.

Trail systems and grant availability for them were discussed. The Polly Ann Trail, Columbiaville trail and Oakland County trail systems were discussed. The Township trail plans using road right – of- ways were discussed.

Mott Community Foundation may be willing to fund part of a park plan in Lapeer County.

Ken Elwert departed at 9:05 p.m.

Engineer Cory Mabery discussed his recommendations for restrooms, pavilion and playground facilities after reviewing the Township hall grounds specifications and doing a physical walk/view of the grounds. He was against construction of a new septic field because of expense and stated that the current field has enough capacity to service a pavilion.

MASTER PLAN: Planner Chris McLeod noted that Planning Area #2 had been dispersed at the previous meeting for review by commissioners. Discussion will follow at the study session on October 5.

SOIL REMOVAL ORDINANCE: Engineer Cory passed out and reviewed the new draft of the soil removal ordinance with Commissioners. Items of discussion were Class 1 verses Class 2 permits and the effect on current gravel pits in the Township. The ordinance has been reorganized according to discussions and comments from prior meetings.

Commissioner Gingell stated that recently he had been into Newark Gravel and they are running a concrete operation bringing in concrete and processing it and reselling it and also have a composting operation going on. How will this ordinance impact their activities? There is no sand or gravel currently being processed.

Further discussion commenced regarding approved uses and if they should be back before the planning commission because of added uses to the facility. Or is it considered an ancillary use?

Planner McLeod was questioned regarding the review process involved with the soil removal ordinance. Site plans and Special Land Use permits and who is responsible to review under the various Township ordinances were explained. Commissioners also asked if in the review process can some use items be approved and other denied.

PARK & RECREATION COMMITTEE: Commissioner Rutzen spoke regarding frustration in the process of the park and recreation plan. He suggested that a rotating sub-committee be formed to work on the progression of the plan. In this way the various skills of commission members can be utilized. It was agreed that the start up committee would consist of Dan Gingell, John Rutzen and Ruth Lendt. They will report next month on their happenings.

Engineer Mabery stated that before any work on a trail system happens the corners of the septic field need to be exposed to ensure the location.

CORRESPONDENCE: Draft 2010 meeting notice for planning commission.
Brochure on Making Local Ordinances Easier to Understand.

REPORTS: Commissioner Rutzen reported from the board.

ADJOURNMENT: There being no further business before the Commission,

MOTION by Thick support by Gingell to adjourn meeting at 10:16 p.m.
By unanimous consent the meeting was adjourned.

Ruth Lendt
Secretary

Dawn Walker
Recording Secretary