

**LAPEER TOWNSHIP PLANNING COMMISSION**  
Lapeer Township Hall and Community Building  
Monday, February 15, 2010  
Regular Meeting  
7:30 pm

PRESENT: Chairman Tim Roodvoets, Commissioners Ken Ewing,  
Ruth Lendt, Phillip Thick, Deborah Cady, and Dan Gingell.

ABSENT: Commissioner John Rutzen.

OTHERS PRESENT: Chris McLeod, Planning Consultant, Community Planning & Management  
Vito Antonelli, Antonelli Construction Inc.  
Greg Antonelli, Antonelli Construction Inc.  
Leonard Lumley, resident  
Dawn Walker, Lapeer Township Clerk  
Jessica Monschau, Lapeer Township recording secretary

Chairman Roodvoets called meeting to order at 7:30 pm.

Roll call followed, a quorum was present.

APPROVAL  
OF MINUTES: The January 18, 2010 regular meeting minutes and the February 1, 2010  
study session minutes were presented for approval.

***MOVED*** by Commissioner Ewing, support by Commissioner Thick to  
approve the January 18, 2010 regular meeting minutes and February 1,  
2010 study session minutes as presented. A vote was taken, Ayes: (6).  
***MOTION CARRIED.***

PUBLIC TIME: Chairman Roodvoets opened the meeting for public time at 7:44 pm.; no  
one appeared wishing to address the Planning Commission during public  
time. Public time was closed at 7:45 pm.

**Old Business:**

ANTONELLI SIGN REVIEW  
#2010-001

Planning Consultant Chris McLeod completed a second sign review  
dated February 10, 2010. In his review home occupation and  
landscaping were addressed. Commissioners followed with discussion.

Documents in support of a home occupation were supplied to  
Commissioners by the applicant.

Commissioner Roodvoets stated the discussion on sign approval is  
going to revolve around whether the business will qualify for a home  
occupation.

Commissioner Gingell also stated that the word "Construction Co." was  
not included in original submission to the Zoning Board of Appeals. Clerk  
Walker interjected that the "ZBA" does not review the content of a sign,  
they only ruled on the sign size, all else is immaterial. Planner Chris

McLeod stated that as long as the content of the sign is relevant to their business that it may be included on the sign.

Greg Antonelli presented his plan for the sign to the Commission. He stated that the sign would be 150 feet back from the road. He wants clematis to be planted every 40 feet along the wall. They also want to plant natural grapes on the back side of the wall, which will drape over the front of the wall, leaving a natural stain that will give the effect of an "aged wall." Greg Antonelli also stated that they intended to leave the two pine trees in the front.

Greg Antonelli then discussed the lettering to be placed on the sign; sample lettering was shown to Commissioners. Discussion followed. Commissioner Roodvoets stated that the sign looks acceptable for display, and they need to address if the business was home based. Commissioner Roodvoets also stated that he would feel more comfortable if they were applying for a special land use permit.

Planner Chris McLeod said that the Commission could request as a contingency to approval, a home occupation affidavit and statements stating they have no storage on the property.

Commissioner Ewing questioned what the address of the business was. Greg Antonelli stated the business address is 4238 Sutton Road.

Vito Antonelli stated that since they were told they were not to have employees working there, that he will just be making out bills and conducting project management in the home. Commissioner Ewing stated that during the last meeting they said there were going to have a secretary. Vito Antonelli said that it will now just be him and his brother.

Planner McLeod stated that the zoning ordinance Article 8, Section 8.00, 7 (a-k) outline home occupation regulations.

Commissioners reviewed the zone ordinance discussing in particular 7 (b) (e) and (i).

Chairman Roodvoets asked why they preferred a home occupation over a special land use. Discussion followed.

Greg Antonelli stated that he does not want to draw attention to the site. Possibly in the future they may want to expand, but not at this time. He wants to keep it simple. Commissioner Roodvoets stated that he believes that being next to a golf course, would make a special land use a good fit. The applicant stated at this point in time he does not want to apply for a special land use. Commissioner Thick stated that he appreciates the applicant's honesty.

Planner McLeod stated to Commissioners that they should be reviewing the sign. A home occupation is typically never before the planning commission for review. Again, Planner McLeod stated that Commissioners can approve the sign asking for a signed affidavit on home occupation use for the site. If the applicants go outside the realm of a home occupation, a special land use could be requested. Clerk Walker stated that she could draft an affidavit of home occupation use for the applicant to sign and notarize the document.

Applicant Vito Antonelli stated that in short term the home would be used for a home for his brother and himself with a home office. In the long term he would like to have the home as a home only and relocated the office somewhere else. He also stated that they own property on Dryden Road behind the cemetery for storage use.

Commissioner Roodvoets asked Greg Antonelli if there was any chance of changing the business address.

Commissioner Lendt stated that she feels comfortable with considering a home occupation with a signed affidavit. She believes it would make a nice asset along the highway for the community.

Commissioner Ewing asked Greg and Vito Antonelli if there were any problems with what had been discussed. The applicant's agreed with the terms outlined by the Commission.

Commissioner Cady requested the landscape plan be submitted in writing. Commission Roodvoets stated that the motion should reflect landscape plans and a signed affidavit.

**MOTION** by Commissioner Gingell, support by Commissioner Cady to approve the sign contingent to a signed affidavit of home occupation use, and the submitted landscape plan in writing. A roll call vote was taken Thick yes; Cady, yes; Ewing, yes; Lendt, yes; Roodvoets, yes; Gingell, yes; All six (6); absent: Commissioner Rutzen. **MOTION CARRIED.**

Master Plan

Commissioner Roodvoets stated that next on the agenda is master plan, planning area #4, M-24 corridor.

Planner Chris McLeod stated that commissioners have previously received the planning area #4 packet for review. Planner McLeod reviewed the packet with commissioners.

Clerk Walker asked if Commissioner Rutzen had submitted suggestions. Planner McLeod stated that he heard from him in regards to the first draft. No additional comments were noted.

PARK AND RECREATION  
PLAN

Planner Chris McLeod provided the Commission with a conceptual plan of the Township grounds park.

Planner Chris McLeod stated that the drawing lays out the park area; he tried to emulate what Commissioner Rutzen, Gingell and Lendt have planned for walking trails. His understanding is that there will be landscaping around the pavilion. He also said that the Planning Commission had mentioned installing gutters on the pavilion. Chris said that he can add a sidewalk and south side parking lot to the site plan. He has the playground for older children on the southeast area of the pavilion. Southwest of the pavilion would be the parking lot. He also stated that here would be one septic line. Chris also commented that maybe we want to add a light to the peak of the pavilion.

Clerk Dawn Walker passed out the development plan. Commissioner Ewing asked if there would be picnic tables placed on the septic line. Chris said that free floating tables could go on the septic line. Commissioner Ewing commented that pavilion areas secure their picnic tables. Chris stated that if the commission decided on secured tables, that they would have to decide where they could be placed. Chris also wanted to know how large they wanted the barbeque area. Dawn wanted to know if we could add an additional barbeque incase the pavilion was being used. Chris stated that he would be able to add it on, he just needed to know where. Dawn suggest that they build a cement pad and place the barbeque on it. Dawn said that there could be two barbeques for the pavilion and one extra barbeque for others to use. She also stated that they could be placed in the ground. Commissioner Roodvoets suggested we get more detail of the play area, barbeque and pavilion with measurements.

Clerk Dawn Walker stated that she spoke with Ashley from Lapeer County Community Foundation, and she said that the Planning Commission would need to state a need for the pavilion, and asked who they have approached for money. Dawn said that she is looking around for more grant money. Walmart, Meijer and Kellogg Foundation are just a couple of foundations that the Township may be able to get money from.

Commissioner Lendt stated that businesses may not see the need for a pavilion so close to the city. She suggested we get letters from other nearby areas that have pavilions that state their pavilions rentals are full in the summer months. Commissioner Roodvoets said we need to get letters from the City of Lapeer and from Attica Township. He also stated that we have nice drawings, but he could like a blow up with more detail on our conceptual plan. Commissioner Thick also mentioned that we may want to ask for material for walking trails.

Clerk Walker gave a review on the walkability tour she participated in with the City of Lapeer.

Commissioner Lendt like the drawings, but is concerned about where we place the playground areas for safety reasons and the location of the parking lot. Dawn suggested moving some trees for better visibility.

Commissioner Cady stated a budget of ten thousand (\$10,000) for the playground will give the Planning Commission a good start. She was looking at a geo-dome and swings for the older children. Commissioner Cady also suggested the selling company may come in and help them decide the layout of the playground, along with equipment.

Commissioner Ewing wondered if we qualified for the Four County Foundation grant. Commissioner Cady stated that we are out of their area.

Clerk Dawn Walker stated that she is getting ready to meet with Engineer Cory Mabery to discuss submittal to the Michigan Natural Resources Trust Fund (MNRTF) for land acquisition for the eleven (11) acres next door to the Township hall. Cory believes that we have a chance to receive a grant

Clerk Walker gave Commissioner's documents regarding the phases of the park and recreation plan. She stated that the phases are not in order. She said that she broke them apart for individual grant requests. She believes that we need to add additional lighting to one of the grant phases. Commissioner Thick commented to add phase 4 being land acquisition.

Commissioner Roodvoets wants to know what we are looking at for a timetable; are we still going to be able to start in April. Commissioner's agreed to push for a spring start date.

Clerk Walker stated that she has spoken with Kim Willis of the MSU Master Gardner Program and the Sheriff Department coordinator for the prisoner work program and they are on board for help. She still has not made contact with the building department of Education Technology school for the building of the pavilion.

Correspondence

Clerk Dawn Walker asked that if anyone was planning to attend the Lapeer County Collaborative Planning Commission on March 12, 2010 to please let her know as soon as possible for attendance submission.

Announcements:

Commissioner Roodvoets mentioned the below announcements:

Board Meeting – March 8, 2010, 7:00 p.m.  
Lapeer County Collaborative Planning Commission – March 13, 2010  
PC Regular Meeting – March 15, 2010, 7:30 p.m.

ADJOURNMENT:  
  
p.m.

**MOTION** to close meeting by Commissioner Ewing, support by Commissioner Gingell the meeting was unanimously adjourned at 9:37

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Ruth Lendt  
Secretary

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Jessica Monschau  
Recording Secretary