

LAPEER TOWNSHIP PLANNING COMMISSION
Lapeer Township Hall and Community Building
Monday, April 19, 2010
Regular Meeting
7:30 pm

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

ABSENT: Commissioner Ken Ewing.

OTHERS PRESENT: Chris McLeod, Planning Consultant, Community Planning &
Management
Scott Periso, 450 Maple Grove Rd., representing Hunters Creek
Community Church
Lyle Hibbler, 3825 Newark Rd., representing Hunters Creek Community
Church
Leonard Lumley, resident
Dawn Walker, Lapeer Township Clerk and recording secretary

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

Roll call followed, a quorum was present.

APPROVAL
OF MINUTES: The March 15, 2010 regular meeting minutes were presented for
approval.

MOVED by Commissioner Thick, support by Commissioner Cady to
approve the March 15, 2010 regular meeting minutes as presented. A
vote was taken, Ayes: (5). ***MOTION CARRIED.***

PUBLIC TIME: Chairman Roodvoets opened the meeting for public time; no one
appeared wishing to address the Planning Commission during public
time.

OLD BUSINESS:

HUNTERS CREEK COMMUNITY
CHURCH, #2003-001 SPR: Scott Periso and Lyle Hibbler spoke to Commissioners regarding the
status of progress on the church. Commissioners felt that technically the
church did not need to appear but a progress report was appreciated.

MOVED by Commissioner Thick, support by Commissioner Lendt to
approve a one year extension on site plan 2003-001. A vote was taken,
Ayes: (5). ***MOTION CARRIED.***

OTHER BUSINESS:

MASTER PLAN: Chris McLeod of Community Planning and Management reviewed and
discussed with commissioners two sections of the proposed master plan
amendments as follows:

Residential Character Plan:

Review of how residential environment will change impact on residential areas in the State of Michigan. The change in residential areas in regards to internet necessity for home occupation use. The choice of persons wanting to be close to an urban core even though they may choose not to be directly in the core and densities for single family residential use. The constraints that well and septic systems have on residential density and the need to possibly change the density in certain residential districts as a result of this.

Land Use Plan Planning Area Analysis:

A suggestion was made by Commissioner Ruth Lendt to also include in this planning section an inclusive map of the entire Township not broken down in sections for reference.

PARK & RECREATION:

An email was received by Clerk Walker regarding the Township grant submission to Lapeer County Community Foundation. The Township received a total of \$16,897 to fund the pavilion project.

Commissioner Dan Gingell arrived at 8:05 p.m.

Commissioner John Rutzen reported that the board approved the relocation of the pine trees from the edge of the parking lot. Wood chips are also being received for the trail system. He also presented commissioners with a three page handout on discussion points for the implementation of the recreation plan. He also had photographs of benches, kiosk's and other park amenities.

Planner McLeod noted to Commissioners that ultimately park rules should be in the form of an ordinance.

Signage was discussed. It was also noted that the county owns equipment to make routered signs.

CORRESPONDENCE:

Medical marijuana law and ordinance adoption was discussed. Commissioner Lendt noted that she would not be at the next meeting.

REPORTS:

Commissioner Thick gave a report on the Lapeer County Collaborative Planning conference.

ANNOUNCEMENTS:

Commissioner Roodvoets mentioned the below announcements:

School Election, May 4, 2010

Board meeting & budget public hearing, May 10, 2010 – 7:00p.m.

PC Regular Meeting, May 17, 2010, 7:30 p.m.

ADJOURNMENT:

MOTION to adjourn the meeting by Commissioner Lendt, support by Commissioner Rutzen, the meeting was unanimously adjourned at 8:50 p.m.

Ruth Lendt
Secretary

Dawn M. Walker, CMC
Recording Secretary