



Township of Lapeer Planning Commission

Lapeer County, Michigan

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Members:

Tim Roodvoets, Chair
Ken Ewing, Vice-Chair
Deborah Cady, Secretary
John Rutzen
Phillip Thick
Daniel Gingell
Sandra Lackey-Jarvis

May 21, 2012

Vice-Chairman Ewing called the Planning Commission regular meeting to order at 7:10 p.m.

Attendance: Chair Tim Roodvoets, Vice-Chair Kenneth Ewing, Secretary Deborah Cady, Commissioners John Rutzen, Phil Thick, Sandra Lackey-Jarvis and Dan Gingell.

Other attendees: Derek and Christina Mauk, 1218 S. Five Lakes Road
Alicia Whittaker, 2927 Sherman Drive
Chris McLeod, Community Planning & Management, Planning Consultant
Dawn Walker, Lapeer Township Clerk and recording secretary

Everyone stood for the pledge of allegiance.
A roll call vote was taken, a quorum was present.

Public Time: Vice-Chair Ewing opened the meeting for public time.
No one appeared wishing to address the Planning Commission during public time.
Public time was closed at 7:05 p.m.

Approval of Minutes: *Motion by Commissioner Thick, support by Commissioner Gingell to approve the regular meeting minutes of March 19, 2012. A vote was taken. All in favor (6). Motion carried.*

New Business: Derek Mauk – Special Land Use, Accessory Building - #2012-001

Applicant Derek Mauk stated that he was seeking a special land use for a larger pole barn (64' x 40' x 12') than what the ordinance allows so that he has space to store his antique car collection.

Commissioners referred to Planner Chris McLeod in regards to the special land use. Chris McLeod stated that the SLU, accessory buildings; are not reviewed by planning or engineering but he has glanced at the application. He noted that commissioners have reviewed and allowed two of these in the past.

Commissioner Gingell stated that he was at the site and felt that the proposed location for the accessory building is the most logical site with the lay of the land.

Vice-chairman Ewing asked the applicant questions in regards to the neighbor's home that is located in front of the proposed building site.

Commissioner Thick questioned if the proposed building site was within the allowed side yard setback.

Commissioner Cady questioned what material would the building be constructed out of.

Vice Chairman Ewing asked if there were building plans.

Commissioner Rutzen questioned the height of the wall and the roof pitch on the building. He stated that because of the location of the neighbor's home in relation to the proposed

locations of the building he would like to see some vegetative screening along the property line at the east side of the barn.

Derek Mauk (applicant) stated that in the previous fall he planted 72 trees along that property line.

Vice-Chairman Ewing opened the public hearing at 7:20 p.m. He informed everyone that notices were sent out to nearby property owners and that the public hearing was published in the newspaper. No written comments were received.

Alicia Whittaker stated that she was a neighbor and has no objections. Even when the trees have no leaves you can barely see into that area because of the density of the woods.

Commissioner Rutzen asked if the building would have electric or water?

The public hearing was closed at 7:26 p.m.

Chairman Roodvoets entered at 7:26 p.m.

Commissioner Thick stated that there are two other car collectors in the Township where similar special land uses have been approved.

Motion by Commissioner Thick, support by Commissioner Gingell to approve the accessory building as presented.

Discussion followed.

Commissioner Thick amended his motion to include the planting of a double row of staggered trees along the east property line and to submit a site plan drawing with tree planting noted on the site plan; giving the applicant six (6) months for compliance on tree planting. Commissioner Gingell supported the amended motion. A roll call vote was taken. Thick: yes, Gingell: yes, Rutzen: yes, Cady: yes, Lackey-Jarvis: yes, Roodvoets: yes, Ewing: yes. All in favor (7). Motion carried.

A five minute recess was taken (from 7:35 p.m. until 7:40 p.m.)
Derek Mauk, Christina Mauk and Alicia Whittaker departed.

The meeting was reconvened by Chairman Roodvoets at 7:40 p.m.

Old Business: None.

Other Business: A draft copy of the community forum discussion questions was presented and discussed. Chairman Roodvoets stated that the questions should center around "what should priorities" be.

Commissioner Rutzen spoke in regards to the "fire authority meeting" attended by the Township board members, and the study completed in regards to public safety.

Planner McLeod noted that in the future sharing of services with other communities may impact more than statutory revenue monies (the township receives no statutory revenue sharing).

Planner McLeod asked that commissioners look further at the draft and notify him of any suggestions prior to the next meeting.


A date for the forum is needed so that it may be included in the summer newsletter (a consensus is in October).

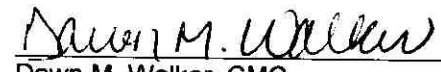
Commissioner Rutzen suggested that internet access be looked at as a topic.

Correspondence: None.

Announcements: The June planning commission meeting is cancelled.
Reports: The board report was given by Commissioner Rutzen.

Adjournment: *Motion to adjourn by Commissioner Gingell, support by Commissioner Ewing. All in favor (6).
Motion Carried. Meeting adjourned at 8:55 p.m.*


Deborah R. Cady, Secretary
Planning Commission


Dawn M. Walker, CMC
Recording Secretary