

Township of Lapeer Planning Commission

Lapeer County, Michigan

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Members:

Tim Roodvoets, Chair
Ken Ewing, Vice-Chair
Deborah Cady, Secretary
Phillip Thick
Daniel Gingell
Fred Green
Tom Benton

November 18, 2013

Vice-Chairman Ewing called the Planning Commission regular meeting to order at 7:03 p.m.

Attendance: Vice-chairman Ken Ewing, Secretary Deborah Cady and Commissioners Phil Thick, Fred Green and Tom Benton

Absent: Excused: Chairman Tim Roodvoets
Absent: Commissioner Dan Gingell

Other attendees: Rob Miller of Gardner Signs, representing DTE Energy
Patrick Meagher, 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 with a quorum present.

Public Time: Vice-Chairman Ewing opened the meeting for public time.
No one appeared wishing to address the Planning Commission during public time.
Public time was closed.

Approval of Minutes: *Motion by Commissioner Thick, support by Commissioner Cady to approve the regular meeting minutes of October 21, 2013. A vote was taken. All in favor; five (5). Motion carried.*

New Business: None.

Old Business:

2013-002: DTE Energy – sign review, #2013-002- second submittal

Planning Consultant, Patrick Meagher discussed his review dated November 18, 2013.

Mr. Rob Miller of Gardner Signs appeared representing the applicant. He stated that the submitted drawings now located the DTE sign outside of the road right-of-way. He also distributed requested landscaping plans.

Commissioner Benton questioned the applicant in regards to the fence and the right-of-way. He also questioned the stated twenty-two feet from the edge of the road. Meaning the shoulder or the edge of the pavement?

Planner Meagher stated that the setback is seventy (70) feet from the road centerline. The center of the road to the fence is thirty-three (33) feet. He stated to commissioners that they could motion contingent to the setback being met. He also stated that the applicant had to meet the setback or else petition to the zoning board of appeals.

Commissioner Benton stated that the first and second submittals differed significantly from each other. The applicant still has not shown the correct measurements needed to determine that the sign is out of the road right-of-way.

Discussion followed by commissioners.

Motion by Benton, support by Thick to table until the January meeting.
More discussion followed.

The following was stated to the applicant by commissioners in regards to the subsequent submittal; they need to show the following:

- Show on the drawing; placement of the sign seventy (70) feet from the centerline of the road; and
- The measurement of the centerline of the road to the fence.

Commissioner Cady stated that it was a sign review; maybe the planner could finish up.

Commissioner Benton stated: How could the commission make a decision if the information is not given.

Commissioner Green agreed with Commissioner Benton; it is just not possible to approve as submitted.

A vote was taken. All in favor; five (5). Motion carried.

Planner Meagher noted that the setback regulation in the zoning ordinance needed some clarification for ease of use.

Commissioners asked Planner Meagher the process for verifying that the conditions of approval have been met.

Other Business: Recreation Plan

The recreation plan was discussed.


Correspondence: None received

Reports: Commissioner Thick gave a board report.

Announcements: Board Meeting: Monday, December 9, 2013 – 7:00 p.m.

Adjournment: *Motion to adjourn. Meeting adjourned at 7:46 p.m.*


Deborah R. Cady, Secretary
Planning Commission


Dawn M. Walker, CMC
Recording Secretary