

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

December 16, 2013

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

Attendance: Vice-chairman Ken Ewing, Commissioners Phil Thick, Fred Green, Tom Benton, Dan Gingell and Chairman Tim Roodvoets

Absent: Excused: Commissioner Deborah Cady

Other attendees: Rob Miller of Gardner Signs, representing DTE Energy
Mick Blunden of DTE Energy
Nicholas Piach of Banner Sign representing DTE Energy
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 Gingell, support by Commissioner Green to approve the regular meeting minutes of November 18, 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- third submittal

The review issued by Planning Consultant, Patrick Meagher dated December 4, 2013 was noted by the commission.

Mr. Rob Miller of Gardner Signs spoke representing the applicant. He stated that the submitted drawings now reflect the proper measurements for the proposed sign replacement for DTE Energy.

Commissioner Thick stated that he was at the site and measured the setback for the proposed sign and that the applicant's submitted drawings are still not correct. Commissioner Thick stated that the proposed location is still twelve feet too close to the centerline of the road. He questioned the applicant if they saw the stake put in the ground at the site. Commissioner Thick stated that it was his stake and that is the proper location for the front of the sign.

Commissioner Thick presented a drawing that he prepared. He physically measured the site from the centerline of the road. The actual measurement he made put the existing fence around the applicant's property at thirty one feet six inches (31' 6") back from the center line of Clark Road. In compliance with the required setback of seventy (70) feet from the road centerline; the applicant must continue back from the fence an additional thirty eight feet six inches; for a total of seventy (70) feet. The applicant's drawing put the sign closer than the required 70 feet setback measured from the centerline of the roadway.

The applicants stated that they will put the sign as presented by Commissioner Thick and noted that they did see the stake at the site.

Motion by Thick, support by Gingell to approve the sign for DTE Energy as per the drawing established by Commissioner Thick; reflecting a full seventy foot setback from the road centerline. A vote was taken. All in favor; five (5). Motion carried.

Discussion followed by commissioners. Commissioners stated that the landscaping is on file for the sign review.

Commissioner Roodvoets entered at 7:20 p.m.

Other Business: The recreation plan was discussed. It was decided that Clerk Walker will follow up with Planner Meagher and proceed with a public hearing as allowable. The right to farm act was also discussed. Upcoming meetings were discussed.

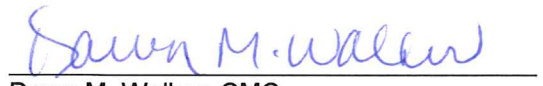
Correspondence: None received

Reports: Commissioner Thick gave a board report.

Announcements: None.

Adjournment: *Motion to adjourn (Gingell, support by Ewing). Meeting adjourned at 8:00 p.m.*


Deborah R. Cady, Secretary
Planning Commission


Dawn M. Walker, CMC
Recording Secretary