

## **Township of Lapeer Planning Commission**

**Lapeer County, Michigan**

1500 Morris Road, Lapeer, MI 48446

Phone (810) 664-3700

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### Members:

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

October 20, 2014

**Present:** Chairman Tim Roodvoets, Vice-chairman Kenneth Ewing, Secretary Deborah Cady, Commissioners Phil Thick, Dan Gingell  
**Absent:** Commissioners Fred Green and Tom Benton  
**Others:** Douglas Piggott, AICP, PCP, Rowe Professional Services Co. –  
Lapeer Township Planning Consultant  
Dawn Walker, Lapeer Township Clerk and recording secretary

Chairman Roodvoets called the meeting to order at 7:00 p.m. Roll call followed with a quorum present. Everyone stood for the pledge of allegiance.

### ***Public Time***

No one appeared before the commission for public time.

### ***Approval of Minutes***

*Motion by Commissioner K. Ewing, seconded by Commissioner P. Thick to approve the meeting minutes of September 15, 2014 as presented. Motion carried by a unanimous AYE vote.*

### ***Election of Officers***

*Motion by P. Thick, seconded by D. Gingell to approve 2014-2015 Planning Commission officers as T. Roodvoets, Chairman; K. Ewing, Vice-Chair; and D. Cady, Secretary. Motion carried by a unanimous AYE vote.*

### ***Park and Recreation Plan discussion***

Planner D. Piggott presented a concept plan for the newly acquired Township property on M-24 which includes a map and cost estimates. Discussion followed in regards to goals and objectives for the site and access to the site. It was unanimously decided to hold off on the approval of an updated recreation plan until such a time that the Township may want to apply for a recreation grant from the State of Michigan. It was further discussed to find out where the Township access to the site is at.

### ***Zoning Ordinance Amendment Review***

#### ***Signs:***

Planner D. Piggott provided to the planning commission proposed sign tables and documents for the zoning ordinance that would incorporate the tables. Discussion followed with the planning commissioners also wanting definitions on the different types of signs to be incorporated into the zoning ordinance as well. It was agreed that commissioners would review in further detail the tables presented and be ready to discuss any revisions to the tables at the next meeting. T. Roodvoets asked that these proposed changes be reviewed by board members as well for incorporation into the zoning ordinance.

#### ***Adult Uses:***

Currently there are no adult use provisions/standards within the zoning ordinance. Mr. Piggott's memorandum dated October 14, 2014 addresses; Adult Uses/Sexually Oriented Uses and provides studies on secondary effects of sexually-oriented businesses on market values and crime rates. Commissioners reviewed the memorandum presented and discussed secondary standards for adult uses. Questions in regards to zoning and the expressway interchanges in the Township followed.

*Motion by K. Ewing, seconded by P. Thick to accept the report on secondary effects of sexually-oriented businesses. Motion carried by a unanimous AYE vote.*

D. Piggott will present at the next planning commission meeting a proposed set of language criteria crafted within the zoning ordinance to move forward with the public hearing.

*Homeless Shelter/Transitional Housing:*

Planner D. Piggott presented the planning commissioners with information in regards to zoning issues in regards to community homeless shelters. Information on whether or not a community is obligated to provide for such a use at all and why; were presented for review. Provisions for zoning were presented as were examples of zoning ordinances and definitions for such.

Commissioners followed with discussion. It was mentioned that in reviewing the vision as written by “The Refuge” for their transitional housing, there is no one/single zoning district that would encompass their wide and varied range of defined usage. RM, Multiple Family Residential or C-1 Local Commercial may have provisions to fit.

Discussion amongst the commission in regards to the refuge utilizing a recently acquired site on Newark Road, zoned AE; Agricultural-Estate, as presented to by board members of the “Refuge” to the planning commission and board of trustees at Lapeer Township, has surfaced concerns in regards to neighboring residential properties and the impact such a shelter will have on the surrounding community as well.

Facts are; currently the Lapeer Township zoning ordinance does not provide for homeless shelters. The master plan also does not address this issue. Because of need, this use should not be excluded from the zoning ordinance. Appropriate zoning designations within the zoning ordinance were reviewed. A large shelter offering a range of support services is generally viewed as more appropriate in the commercial parts of a larger urban area where residents can walk to other facilities and/ or to work. Commissioner Roodvoets stated that the planning commission is established to protect the “health, safety, and welfare” of the entire Township. Further concerns in regards to the size of any establishment and the number of persons being housed / serviced in such a proposed establishment were also discussed. The need of such a proposed establishment having a “good neighbor plan” was discussed. Discussion on an establishment putting provisions in place addressing potential off-site impacts such as a written security plan that inhibits loitering, public drunkenness, drug trafficking, and criminal activity. Also litter, graffiti and a description of how residents will be supervised on site.

Additional review will continue at the November meeting.

*2015 Meeting Schedule:*

Presented as follows.

**PLANNING COMMISSION  
2015 MEETING NOTICE**

Pursuant to Public Act 267 of 1976, section 5(1), it has been resolved that the Lapeer Township Planning Commission will establish the following schedule for its regular meetings for the calendar year 2013. The meetings will be held on Mondays at the Lapeer Township Offices and Community Building, 1500 Morris Road, Lapeer, Michigan. The regular meetings will begin at 7:00 p.m.

	<b>Regular Meetings - 7:00 p.m.</b>
January	19
February	16
March	16
April	20
May	18
June	15
July	20
August	17
September	21

October	19
November	16
December	No meeting

Lapeer Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meetings, to individuals with disabilities who wish to participate; upon five working days' notice to the township. Individuals with disabilities requiring auxiliary aids or services should contact Lapeer Township by writing or calling the Lapeer Township Clerk, at 1500 Morris Road, Lapeer, Michigan, 48446 or 810-664-3700.

*Motion by D. Gingell, seconded by P. Thick to approve the 2015 Planning Commission meeting as presented. Motion carried by a unanimous AYE vote.*

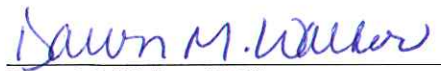
**Correspondence:** None.

**Reports:** P. Thick provided a report from the board.

**Announcements:** None.

**Adjournment:** *Motion to adjourn by D. Gingell, seconded by K. Ewing. Meeting adjourned at 9:15 P.M.*

  
 Deborah Cady  
 Planning Commission Secretary

  
 Dawn M. Walker, CMC  
 Recording Secretary