



## **Township of Lapeer Planning Commission**

### **Lapeer County, Michigan**

1500 Morris Road, Lapeer, MI 48446

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#### Members:

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

November 17, 2014

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

Vice-Chairman Ewing 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 Thick, seconded by Commissioner Gingell to approve the meeting minutes of October 20, 2014 as presented. Motion carried by a unanimous AYE vote.*

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

Per memorandum from D. Piggott of Rowe Professional Services Company; access to the recently acquired property on M-24 was accessed. As detailed in said memorandum it seems that the Township has no access to the aforementioned property. It was discussed that at this point in time further work on the recreation plan in regards be halted. It can be implemented into the plan that future use of this parcel could include a partnership with the City of Lapeer in trail formation etc.

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

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

Planner D. Piggott provided to the planning commission with documents for the zoning ordinance that incorporates tables and encompasses all zoning in regards to signage within one area of the zoning ordinance. Reviews were completed on zoning for signs by Supervisor Jarvis and Clerk Walker and given to planner D. Piggott.

Discussion followed including the following:

- Sign definitions will be included at the back of the zoning ordinance with the zoning ordinance definitions.
- Mailbox signage as discussed last month would be incorporated.
- Clarification added that clarifies a mailbox sign would be your ONE home occupation sign as allowed, (no additional signage allowed for a home occupation if you have a mailbox sign).
- Clarification added in regards to permitting for signs is completed by the zoning administrator.
- Clarification that the sign portion of the ordinance is to be incorporated into Section 4.05 of the zoning ordinance, on page 4-5.
- Further discussion on political signs.

Planner D. Piggott will fill in the remainder of the table with proposed maximum heights and other missing data to complete the table. It was noted that comments were received that the zoning ordinance seems cumbersome as presented. Commissioners felt that after changes were complete and data removed and updated and incorporated into the zoning ordinance it would be easier to read.

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

Separation of Sexually Oriented Businesses (SOBs) was reviewed following the review of secondary effects of SOBs in October. The separation of SOBs from each other is hard to accommodate with in the Township because the residential and residential

agricultural districts are prevalent. Mapping on how to accomplish the distance separation can still be accomplished as provided. Separation of SOBs could be accomplished as follows:

*Within the M-1 and C-3 Zoning Districts*

- 1,000 feet from other SOBs
- 500 feet from schools and churches
- 200 feet from residential (door to door)
- 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.

Sexually Oriented Businesses would need to be incorporated as a permitted use with a site plan review in M-1 and C-3 zoning districts.

Commissioner Benton questioned how the Township proposed zoning would impact or be impacted by other municipalities surrounding the Township. He also questioned how a change in use by an existing business would be handled by the zoning ordinance.

Commissioner Cady asked if SOBs would be defined within the zoning ordinance.

Planner D. Piggott also reminded Commissioners that a licensing/permitting process is proposed to be incorporated as a regulatory ordinance as well.

*Homeless Shelter/Transitional Housing:*

Report from Commissioner/Trustee P. Thick in regards to the change of legal consult for the Township.

Planner D. Piggott and Attorney Michael Gildner have a scheduled meeting tomorrow (Tuesday) to work on the new zoning designations for homeless shelters/transitional housing facilities. D. Piggott has received scans from Clerk D. Walker in regards to previous approvals for 1127 Clark Road.

Multiple Family Residential (RM), Local Commercial (C-1) and Light Industrial District (M-1) zonings were discussed in regards to shelter use.

Commissioner Green stated that to help the homeless in the community is good; to allow a full commercial operation is another situation.

Commissioner Gingell stated that we are not opposed to a homeless shelter; we are just needing to watch for the interests of the residents in the area.

Additional review will continue at the January meeting.

**Correspondence:** None.

**Reports:** P. Thick provided a report from the board, including resident requests for an dangerous animal ordinance.

**Announcements:** Board meeting; Monday, December 8, 2014.  
Next Planning Commission meeting; January 19, 2015.

**Adjournment:** *Motion to adjourn by D. Gingell, seconded by D. Cady. Meeting adjourned at 8:30 P.M.*

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Deborah Cady  
Planning Commission Secretary

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Dawn M. Walker, CMC  
Recording Secretary