

## **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

June 15, 2015

**Present:** Chairman Tim Roodvoets, Vice-chair Kenneth Ewing, Commissioners Phil Thick, Dan Gingell, Fred Green and Tom Benton

**Absent:** Secretary Deborah Cady

**Others:** Kim and George Adams, 1178 S. Lapeer Road – Owners of Katie’s Spa (formerly Dynamic Design)  
Jerry Gwyn, Lapeer Township Police Chief  
Douglas Piggott, AICP, PCP of Rowe Professional Services Co., Lapeer Township Planning Consultant  
Dawn Walker, Lapeer Township Clerk and recording secretary

Chairman T. Roodvoets called the meeting to order at 7:05 p.m.

Everyone stood for the Pledge of Allegiance.

Chairman T. Roodvoets stated to let the minutes reflect the roll, Secretary D, Cady - excused.

### ***Public Time***

Commissioner D. Gingell requested an update on wedding venues. He has received complaints on the Clark Road parties.

Police Chief Jerry Gwyn in at 7:10 p.m.

Chief Gwyn spoke in regards to conversations had with the Township Attorney.

Police Chief J. Gwyn departed at 7:20 p.m.

### ***Agenda – Approved as presented***

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

***Motion by Commissioner K. Ewing, seconded by Commissioner D. Gingell to approve the meeting minutes of May 18, 2015 as presented. Motion carried.***

#### ***New Business***

##### ***Katies Spa / Kim Adams, #2015-003 – Site Plan Revision***

Chairman T. Roodvoets invited applicant Kim Adams to explain her site plan revision to the planning commission. K. Adams introduced herself and husband George Adams to the planning commission. Katie’s opened in 2005 and has been open for ten (10) years now, seventy percent (70%) of clients are cancer patients. Katie’s is a very nice business and she is very proud of it. In 2008 an addition was approved to the current site. Currently, I have been approached by both McLaren Hospital and the University of Rochester. There is no support for women after they are done with cancer treatments to follow up with classes and health education. This is the purpose of a meeting room addition on the back of the business. Katie’s is by appointment / invitation only.

The submitted site plan is for a 21 x 60 addition (1260 sf) across the back of the building to be used for a meeting room and an expansion of the current parking lot for an additional eight (8) parking spots. Currently there are ten (10) parking spaces available. We also utilize parking at the Purdue’s property directly to the north of Katie’s. They have allowed us to park there for a long while now and have always been good, supportive neighbors. They did come to my zoning board of appeals case last month (approved; ZBA # 2015-002) in support of Katie’s. But I need to have parking on my own lot for clients. Any meeting’s

utilizing the addition would be held in the evenings; after client appointments are done for the day. Katie's is by appointment is client confidential, group meetings could not interfere with daily operations.

Commissioner K. Ewing asked about the current elevation versus the proposed elevation of the building.

Chairman T. Roodvoets requested that D. Piggott, Township Planning Consultant discuss site plan deficiencies per his review dated June 11, 2015.

D. Piggott stated that some deficiencies have been addressed. He reviewed his comments with the planning commission and the applicant.

Of further discussion were previous approvals including the use of parking wheel blocks versus curbs; the township zoning ordinance requirement of one (1) tree per every five (5) parking spaces and parking lot drainage; and outdoor lighting for the site. Shared access / access management as required by MDOT (Michigan Department of Transportation) along M-24 was also discussed. The new location of the sign should also be on the site plan for review; if included now there are no additional fees for a separate sign review.

The commissioners noted that this would be the maximum build for the current site; Katie's is out of room. Questions were asked on how many persons could be accommodated in a room this size.

D. Piggott noted that he would look at the calculations for parking on the old approved site plan and determine what is needed for the site plan revision. He also noted that most ordinances will allow for off-site parking depending on the neighborhood/circumstances. Also, a set of parameters could be set based on allowable parking. This gets difficult if another owner comes in with an allowable R1B business use.

K. Adams stated that she reviewed the parking, site plan with Lonnie Hayes from Construction Code Authority.

T. Roodvoets stated that Katie's is not a typical "office" use. He also reminded commissioners that if there is *a change in use*; applicants have to come back to the planning commission for approval.

D. Piggott stated that the zoning ordinance does not recognize Katie's as a unique use, even though the planning commission may. You have to be careful not to set precedence.

To wrap up the following items must be addressed and added to the site plan before any approval:

- Sign as proposed / location
- Any outdoor lighting
- Landscaping
- Drainage

Prior to submittal, any questions can be addressed to Doug Piggott, Planner or to the Clerk.


**Motion by Commissioner F. Green, seconded by Commissioner K. Ewing to postpone the site plan for up to thirty (30) days. A vote was taken: Motion carries.**

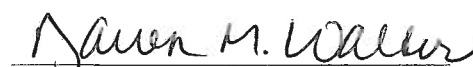
**Correspondence:** New site plan review for next month (SLU #2015-004 Smiler/Campbell - Dog Facility)

**Reports:** Commissioner P. Thick gave a verbal report from the board.

**Announcements:** Board meeting: July 13, 2015 – Monday, 8:30 PM  
Next Planning Commission meeting: July 20, 2015 – 7:00 PM

**Adjournment:** *Motion to adjourn. Meeting adjourned at 8:50 P.M.*

  
Deborah Cady  
Planning Commission Secretary

  
Dawn M. Walker, CMC  
Recording Secretary