

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

August 17, 2015

Present: Chairman Tim Roodvoets, Vice-chair Kenneth Ewing, Secretary Deborah Cady, Commissioners Phil Thick, Dan Gingell, and Fred Green

Absent: Commissioner Tom Benton, excused

Others: Kim & George Adams, applicants for SPR #2015-003
Corwin Mabery, PE of Davis Land Surveying & Engineering, P.C., Lapeer Township Engineering Consultant
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 7:10 p.m.

Everyone stood for the Pledge of Allegiance.

Chairman T. Roodvoets stated to let the minutes reflect the roll, Commissioner Tom Benton, excused.

Public Time

No one appeared wishing to address the planning commission during public time.

Agenda – Approved as presented

Approval of Minutes

Motion by Commissioner K. Ewing, seconded by Commissioner D. Gingell to approve the meeting minutes of July 20, 2015 as presented. Motion carried.

New Business

Kim Adams – Katie's, #2015-003 – Site Plan Revision, revision

Chairman T. Roodvoets asked Engineer, Cory Mabery for details on both of his reviews dated July 30, 2015 and August 17, 2015. It is noted that between the two reviews the proposed addition size decreased from 1200 sf to 688 sf. The decrease in size is more conformative to the overall size of the site and removes the concern on surface water drainage. He pointed out on his review that due to concerns of the planning commission they may wish to review the existing special land use approval language and revise it to more accurately reflect the existing use of the property.

Commissioner D. Gingell voiced concerns on the original intent for the approval and limiting any potential future use to what is intended.

C. Mabery noted that with the available thirteen (13) parking spaces the use is limited to that extent.

D. Piggott stated that the addition is *purposed for classroom use during non-appointment business hours*, only. A condition may be set to limit the number of clients at a specified time. The site is not zoned for general commercial use.

Commissioner D. Gingell stated that he is just looking to avoid future problems, especially with the parking limitation.

C. Mabery noted that future turnover is the primary concern; complimentary uses of the business could be stipulated in the approval. The idea is to maintain a spa type atmosphere with classes during off (non-appointment) hours not to exceed the available parking. Lapeer County Health Department and MDOT approvals have been confirmed through email.

Commissioners discussed the smaller footprint of the addition; not limited to parking, proposed addition size, drainage, MDOT and health department approvals.

Kim Adams stated that the LC Health Department told her she needed to get their approval before any other and initially wanted confirmation from the Township that she could get City water and sewer if her septic field failed.

D. Piggott stated that the above information is not quite accurate. You do not usually need to obtain Health Department approval on site plans prior to other approvals.

C. Mabery stated that when taking a septic field from residential use to commercial use they would review but not necessarily approve and/or disapprove. A commercial use of a building places a different demand on a septic field. You definitely would not want to pave over the septic field. If classroom time was conducted at the same time as regular appointment time it would place a bigger demand on the septic and potentially cause an issue.

D. Piggott stated that there were four (4) issues from the previous meeting: drainage, signage, lighting and landscaping. The current sign of 32 square feet is allowed to be placed as a wall mounted sign as proposed in the submittal.

K. Adams stated that there is no change to the lighting or landscaping. Appointment hours are from 10am – 5pm.

Motion by Commissioner P. Thick, seconded by Commissioner D. Gingell to approve the site plan revision application for Katies / Kim Adams, 2015-003 to allow the expansion to the site with a 688sf addition as proposed; the special land use approved/amended for massage therapy, non-medical therapy, post chemotherapy assistance; allowing use of the classroom space limited to use after regular appointment hours only. All hours of use are limited to the available parking on site. A roll call vote was taken: Yes: P. Thick, D. Gingell, K. Ewing, D. Cady, F. Green, T. Roodvoets. Motion carries.

Motion by Commissioner D. Gingell, seconded by Commissioner D. Cady to approve the site plan dated 7/9/15 and 8/10/15 for Katies / Kim Adams, 2015-003 including the wall mount sign as provided. A roll call vote was taken: Yes: D. Gingell, D. Cady, F. Green, K. Ewing, P. Thick, T. Roodvoets. Motion carries.

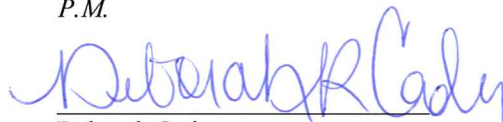
Applicants K. Adams and G. Adams departed; 8:53 p.m.


Correspondence: None.

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

Announcements: Board meeting: September 14, 2015 – Monday, 7:00 PM
Next Planning Commission meeting: September 21, 2015 – 7:00 PM

Adjournment: *Motion by D. Gingell, seconded by T. Roodvoets to adjourn the meeting. Meeting adjourned at 7:55 P.M.*


Deborah Cady
Planning Commission Secretary


Dawn M. Walker, CMC
Recording Secretary