



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

May 16, 2016

Present: Chairman Tim Roodvoets, Vice-chair Kenneth Ewing, Secretary Deborah Cady, Commissioners Phil Thick and Tom Benton

Absent: Commissioners Dan Gingell and Fred Green

Others: Criss Harmon, 941 Mystic Trail
Fred and Joanne Monroe, Mystic Trail
Dawn Walker, Lapeer Township Clerk and recording secretary

Chairman T. Roodvoets called the meeting to order at 7:00 p.m.

Everyone stood for the Pledge of Allegiance.

Chairman T. Roodvoets stated to let the minutes reflect the roll, a quorum was present.

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

Approval of Minutes

Motion by Commissioner K. Ewing, seconded by Commissioner P. Thick to approve the meeting minutes of March 21, 2016 as presented. Motion carried.

Agenda

Old Business: None

New Business

2016-004 Special land use – Harmon, oversize accessory building

Chairman T. Roodvoets discussed with the planning commissioners the proposed addition to the existing accessory building located at 941 Mystic Trail (parcel id 44-012-003-008-01). The rough drawing as presented shows the accessory building as fifteen (15) feet from the side yard. Side yard setbacks for this parcel are twenty (20) feet. 1536 square feet of accessory building is allowed on this parcel by ordinance, anything greater requires a special land use with a filed zoning compliance statement at the Lapeer County register of deeds. C. Harmon is proposing 2040 square feet of accessory building with the addition.

Clerk D. Walker obtained the assessing record card for this parcel and Construction Code Authority documents confirmed that side yard setbacks were met when construction of the accessory building originated.

Public Hearing opened by Chairman T. Roodvoets at 7:15 p.m.

No persons in attendance wishing to make public comment. One letter was received in support of the addition by neighbor John Dix at 669 Gregory Drive. This letter was read into record by Secretary D. Cady.

Public Hearing closed at 7:17 p.m.

Moved by K. Ewing, seconded by P. Thick to approve the special land use 2016-004AB subject to updated drawings showing the correct measurements and placement of the accessory building on the parcel and a complete recorded zoning compliance statement on file with the Township. A roll call vote was taken: K. Ewing – yes, P. Thick – yes, T. Benton – yes, D. Cady – yes, T. Roodvoets – yes. Motion carried.

Applicants and attendees all departed at 7:22 p.m.

Other Business: None

Correspondence: None

Reports: Commissioner P. Thick gave a verbal report from the board.
Commissioner K. Ewing gave a verbal report from the zoning board of appeals.

Announcements: Zoning Board of Appeals meeting – May 19, 2016
Board: Monday, June 13, 2016 7:00 PM
Next Planning Commission meeting: Monday, June 20, 2016 – 7:00 PM

Adjournment: *Motion by P. Thick, seconded by K. Ewing to adjourn the meeting. Meeting adjourned at 7:29 P.M.*

Deborah Cady
Planning Commission Secretary

Dawn M. Walker, CMC
Recording Secretary

DRAFT