



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
MARCH 2, 2026
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MARCH 2, 2026, AGENDA

A. MINUTES:

1. Minutes of the Regular meeting held February 17, 2026.

B. PUBLIC COMMENTS:

C. CONSENT AGENDA:

D. BILL LISTING:

1. Bill Listing for March 2, 2026.

SUGGESTED MOTION: ROLL CALL VOTE.

Approve the Bill Listing for March 2, 2026, in the amount of \$1,572,880.48.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS: *ROLL CALL VOTE.*

1. MDOT Contract #26-5064 and Resolution #2026-04 – M24 Tunnel Connection Project.

SUGGESTED MOTION:

Adopt the Municipal Resolution #2026-04 for MDOT Contract #26-5064 (Amendment to the MDOT Contract #25-5280) for the M24 Tunnel Connection Project, which approves the amended contract from MDOT and names the city officials who are authorized to sign the documents.

2. Zoning Ordinance – Article 7.17, Signs – First Reading.

SUGGESTED MOTION:

Adopt Ordinance No. 2026-02, Text Amendments, Article 7.17, Signs, on First Reading and schedule the Second Reading for March 16, 2026.

3. Bodman PLC - Attorney Billing.

SUGGESTED MOTION:

Approve the Bodman Attorney Billing, Labor Misc. February 18, 2026, for an amount not to exceed \$1,311.75, and authorize the finance director to process payment.

H. CITY MANAGER'S REPORT:

1. Budget Workshop Date.
2. Various matters.

I. CITY ATTORNEY'S REPORT:

1. Various matters.

J. UNFINISHED BUSINESS:

1. Appointments to Boards and Commissions.
 - a. Mayoral Appointments.
 - b. Commission Appointments.

K. DEPARTMENTAL COMMUNICATIONS:

1. Planning Commission Annual Report 2025.
2. DDA Monthly Report.

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

1. Commissioners.
2. City Manager.
3. Mayor.

N. REMINDER OF MEETINGS:

Next City Commission Meeting: **MONDAY, MARCH 16, 2026, Regular**

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice:

Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (810) 664-5231 or by email at clerk@ci.lapeer.mi.us at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
FEBRUARY 17, 2026**

A regular meeting of the Lapeer City Commission was held February 17, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Mayor Hing, Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.

Absent: None.

Also present: City Manager Womack, City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

34 2026 02-17 AGENDA APPROVAL

Moved by Glisman. Seconded by Petrie.

Approve the Agenda for February 17, 2026, with the addition to City Manager's Report Item H-3, update on two (2) flag poles for the America 250 event.

Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

35 2026 02-17 MINUTES

Moved by Petrie. Seconded by McCarthy.

Approve the minutes of the Regular Meeting held February 2, 2026, as presented.

Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Brad Haggadone, Lapeer County Commissioner, provided an update to the City Commission regarding the Lapeer County Board of Commissioners' proceedings.

Rick Thornton spoke about the request to move the appeal date for SDRK Group, LLC hearing indicating that they have some experts who need to fly in that will give a presentation on the work they will be doing and they are not available for the initial date; feels it is important, as the Commission does not want to hear from them anymore, they want to hear from the professionals about what they are doing to solve this. If the Commission would allow for the date to be shifted, it would be appreciated. An expert who was there for a site visit found something exciting because it will have an impact on the odor they are creating. It was never noticed before, essentially there is air getting out of the unit, being propelled, you don't smell it at the unit, but when you get away from it, putting odor in the columns on the south side toward the neighborhood. There are ways to fix it; they did not know it existed; however, this gentleman is very good and very hopeful that his findings, using the right tools and meters to measure what was going on; he will be one of the people speaking at the hearing. Excited to see what he found, as it has been like chasing a ghost.

Susan Hough spoke about the Greater Lapeer Transportation Authority.

Chris Powers spoke about prayer at meetings and the Pickleball/Tennis Courts agenda item.

Chris Hall spoke about the Pickleball/Tennis Courts.

Tonna Osko gave an invocation.

36 2026 02-17 BILL LISTING

Moved by Glisman. Seconded by Petrie.

Approve the bill listing for February 17, 2026, in the amount of \$1,200,617.81.

ROLL CALL VOTE.

Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS

37 2026 02-17 BUDGET AMENDMENT – GENERAL FUND & HOUSING

RESOURCE FUND

Moved by Glisman. Seconded by McCarthy.

Approve the budget amendment as presented for the General Fund and Housing Resource Fund.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Petrie, Atwood.

Nays: None.

MOTION CARRIED.

38 2026 02-17 ZONING ORDINANCE AMENDMENT – 888 BALDWIN RD –

SECOND READING

Moved by Glisman. Seconded by Atwood.

Adopt Ordinance No. 2026-01, Rezoning – 888 Baldwin Road (Parcel #L20-94-801-040-00) from R-2 Single-Family Residential to B-2 General Business, on Second Reading.

Ordinance No. 2026-01

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

- (41) The following described property formerly zoned R-2 Single-Family Residential is hereby rezoned to B-2 General Business:

- PARCEL #L20-94-801-040-00. CITY OF LAPEER T7N, R10E, SEC 8, COM SW COR OF LOT 30 OF RICH'S ADD, TH N88°30'E 203.28 FT TO W'LY R/W OF BALDWIN RD, TH S25°50'W 125 FT ALG R/W, TH N77°09'47"W 145.87 FT TO W LN OF SEC 8, TH N03°30'W 75 FT TO BEG.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Atwood, Brady.

Nays: None.
MOTION CARRIED.

**39 2026 02-17 CRAMTON PARK PICKLEBALL / TENNIS COURT
REPLACEMENT – CIP #22882**

Moved by Brady. Seconded by Glisman.

Approve the bid with Asphalt Specialists, Inc. for the replacement of the Cramton Park tennis court, in the amount of \$267,357; award the construction engineering to MLR Engineering in the amount of \$7,900 and purchase equipment as needed for a total cost not to exceed \$290,000, and authorize the Director of Parks, Recreation & Cemetery to prepare and sign all necessary agreements; and approve the budget amendment as presented.

Call the question

Moved by Brady. Seconded by McCarthy.

To call the question.

ROLL CALL VOTE:

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: Petrie.

MOTION CARRIED 4-1.

ROLL CALL VOTE:

Ayes: McCarthy, Atwood, Brady, Glisman.

Nays: Petrie.

MOTION CARRIED 4-1.

**40 2026 02-17 COMMUNITY CENTER PARTITION REPLACEMENT – CIP
#22989**

Moved by Brady. Seconded by McCarthy.

Approve the quote from Rayhaven Group to replace all the Community Center bathroom and locker room partitions for an amount not to exceed \$29,145, and authorize the Director of Parks, Recreation & Cemetery to prepare and sign all necessary documents.

ROLL CALL VOTE:

Ayes: Petrie, Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

**41 2026 02-17 COMMUNITY CENTER POOL UV SYSTEM REPLACEMENT –
CIP #23031**

Moved by Brady. Seconded by Atwood.

Approve the proposal with Baruzzini Aquatics for replacement of the Community Center's Pool UV system for an amount not to exceed \$42,000, and authorize the Director of Parks, Recreation & Cemetery to sign all necessary documents.

ROLL CALL VOTE:

Ayes: Atwood, Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

42 2026 02-17 SET APPEAL HEARING – SDRK GROUP, LLC

City Manager Womack stated that City Attorney Francis has been in contact with opposing council on this matter as the original hearing date of March 2, 2026, is no longer good. City Attorney Francis said he would read the email exchange indicating there are two issues; there are two license appeals and now there is a third because of the renewal timing, the email request is that the third license denial hearing to be heard at the same time as the other two. John Fraser, council for SDRK Group, LLC asked *"My client has asked to reschedule the appeal hearing to the City Commissions March 16, 2026, meeting date. The reason for this request is that the vendor my client has identified to implement additional odor control procedures is out of the country for the March 2, 2026, meeting, but will be able to attend the March 16, 2026, City Commission Meeting. It is my client's expectation that the additional measures proposed by the vendor will fully and finally resolve the odor issues and my client and I believe it will be beneficial to have the vendor present to address and respond to any questions that any commissioner might have about the proposed solution. Thanks for your time and consideration."* City Attorney Francis stated this is consistent with what Mr. Thornton stated during his public comment.

Moved by Brady. Seconded by McCarthy.

To set SDRK Group, LLC appeal hearing for March 16, 2026.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Petrie, Atwood.

Nays: None.

MOTION CARRIED.

City Manager Womack spoke on the Lapeer Community Expo and invited the Commissioners to join him at the event.

City Manager Womack stated that Commissioner Glisman has been working with a flag pole vendor to install two (2) flag poles, one on the east side of town and one on the west side of town, both off Genesee St. There will be two separate dedication ceremonies in the future. The cost for the poles, flags, lights and installation is \$2,167.48, for both.

City Manager Womack asked for unanimous consent from the Commission to proceed with the flagpole project. **Consent granted.**

The City Commission gave unanimous consent for a phase two (2) of the pickleball/tennis court project at Cramton Park considering a hitting wall and lighting. **Consent granted.**

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

43 2026 02-17 RE-APPOINTMENT – PARK BOARD

Moved by Petrie. Seconded by Glisman.

To confirm the Mayor's re-appointment of Marjorie Alexander to the Park Board for a term to expire April 1, 2029.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Atwood, Brady.

Nays: None.

MOTION CARRIED.

44 2026 02-17 RE-APPOINTMENT – CEMETERY BOARD

Moved by Petrie. Seconded by Glisman.

To confirm the Mayor's re-appointment of Dana Jansen to the Cemetery Board for a term to expire April 1, 2031.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

45 2026 02-17 RE-APPOINTMENT – ZONING BOARD OF APPEALS

Moved by Petrie. Seconded by McCarthy.

To postpone the re-appointment of Jeff Hogan to the Zoning Board of Appeals until the March 16, 2026, meeting.

ROLL CALL VOTE:

Ayes: Petrie, Glisman, McCarthy.

Nays: Atwood, Brady.

MOTION CARRIED 3-2

46 2026 02-17 RESIGNATION - ZONING BOARD OF APPEALS

Moved by Petrie. Seconded by Atwood.

To accept the resignation of Lynne McCarthy from the Zoning Board of Appeals and declare the seat vacant.

ROLL CALL VOTE:

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED. 4-1

DEPARTMENTAL REPORTS

The Monthly Departmental Reports were received into the record.

The Quarterly Financial Report and Investment Report were received into the record.

PUBLIC COMMENTS

Anne Shenck spoke about the tennis courts.

Peggy Brotzke spoke about the Lapeer District Library.

Andy Shango spoke about the SDRK Group, LLC.

Tyler Dougherty spoke about Brookwood North subdivision.

Christi Decker spoke about the Brookwood North subdivision.

CLOSING COMMENTS

Mayor and Commissioners made closing remarks.

47 2026 02-17 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 8:15 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

DRAFT



ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: March 2, 2026
RE: Bill Listing – February 6, 2026 – February 20, 2026

STAFF RECOMMENDATION

Approve the bill listing as presented.

CURRENT OR NEW INFORMATION

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for February 6, 2026, through February 20, 2026, in the total amount of **\$1,572,880.48** and find them to be proper charges.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

CHECK REGISTER FOR CITY OF LAPEER
CHECK DATE FROM 02/06/2026 - 02/20/2026

Check Date	Check	Vendor Name	Amount
02/12/2026	599773	LAPEER COMMUNITY SCHOOLS	757,737.59
02/12/2026	599772	LAPEER CO TREASURER	152,113.59
02/12/2026	3654(A)	TIFA 3	137,492.40
02/12/2026	599768	LAPEER CO INTERMEDIATE SCHOOL	120,488.61
02/12/2026	3656(E)	BLUE CROSS & BLUE SHIELD OF MI	86,553.41
02/12/2026	3634(A)	DOWNTOWN DEVELOPMENT AUTHORITY	57,371.22
02/12/2026	599774	LAPEER DISTRICT LIBRARY	37,205.25
02/12/2026	599751	DTE ENERGY CO	29,634.40
02/12/2026	3652(A)	TIFA 1	20,011.31
02/12/2026	3653(A)	TIFA 2	18,047.20
02/12/2026	3658(E)	CONSUMERS ENERGY	17,667.09
02/12/2026	3642(A)	LOCAL DEV FINANCE AUTH	15,078.27
02/12/2026	599760	GREATER LAPEER TRANS AUTH	10,416.34
02/12/2026	3655(A)	VECTOR TECH GROUP	9,650.50
02/12/2026	3646(A)	OWEN TREE SERVICE INC	9,408.00
02/12/2026	3641(A)	K & R TRUCK SALES, INC.	7,800.00
02/12/2026	3649(A)	ROWE INC	7,068.75
02/12/2026	3633(A)	DETROIT SALT CO	6,701.02
02/12/2026	3631(A)	CRUISERS, INC	6,154.72
02/12/2026	3630(A)	CORRIGAN OIL II, INC.	4,893.99
02/12/2026	3636(A)	ETNA SUPPLY	3,741.88
02/12/2026	3657(E)	CITY OF LAPEER	3,683.29
02/12/2026	3637(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	3,487.83
02/12/2026	599755	ENVIRONMENTAL SYSTEMS RESEARCH INST	3,436.63
02/12/2026	599770	LAPEER CO TREASURER	3,265.00
02/12/2026	3643(A)	MAUK, JODI	3,080.77
02/12/2026	3650(A)	SMITH, SHANNON	3,080.77
02/12/2026	599785	WHITE'S GARAGE DOOR	2,809.12
02/12/2026	3647(A)	PARAGON LABORATORIES, INC.	2,471.00
02/12/2026	3629(A)	BLUE FLAME PROPANE INC	2,449.87
02/12/2026	3635(A)	ELECTIONSOURCE	2,442.79
02/12/2026	3626(A)	ABM COMMERCIAL CLEANING	2,360.00
02/12/2026	599771	LAPEER CO TREASURER	2,241.50
02/12/2026	3639(A)	HYDRO CORP	2,128.00
02/12/2026	599765	LAPEER CO DRAIN COMMISSION	1,641.79
02/12/2026	3627(A)	ADRIAN & BLISSFIELD RAIL ROAD CO.	1,622.79
02/12/2026	3662(E)	METROPOLITAN LIFE INSURANCE COMPANY	1,495.93
02/12/2026	3632(A)	D & K TRUCK COMPANY INC.	1,463.08
02/12/2026	599786	WSP USA INC	1,375.00
02/12/2026	3651(A)	TAYLOR, SARAH	1,346.15
02/12/2026	3644(A)	MES SERVICE COMPANY, LLC	1,240.31
02/12/2026	3664(E)	WINDSTREAM	1,189.00
02/12/2026	599776	MARCO TECHNOLOGIES, LLC	1,055.73

02/12/2026	599781	T. P. ISRAEL CO INC	960.00
02/12/2026	599778	MGS ELECTRIC INC.	720.00
02/12/2026	599753	ECKER MECHANICAL CONTRACTORS	520.00
02/12/2026	3648(A)	RICK RHEIN DISPOSAL	510.88
02/12/2026	3640(A)	IDS I INTERNATIONAL	500.00
02/12/2026	599780	SIGMA TECHNOLOGIES	500.00
02/12/2026	599783	UNIFIRST CORPORATION	450.30
02/12/2026	599767	LAPEER CO HEALTH DEPT	315.00
02/12/2026	599775	MAIN STREET FAMILY RESTAURANT AND	300.00
02/12/2026	3628(A)	APOLLO FIRE APPARATUS SALES/SERVICE	281.13
02/12/2026	599764	JAY'S SEPTIC	270.00
02/12/2026	599756	EXPRESS CARE OF LAPEER	267.50
02/12/2026	3659(E)	GRANITE TELECOMMUNICATIONS, LLC	241.40
02/12/2026	599749	D & W WINDOWS & SUNROOMS	200.00
02/12/2026	599754	ECKER MECHANICAL CONTRACTORS, INC	200.00
02/12/2026	599779	SERVPRO OF NORTHWEST GENESEE COUNTY	200.00
02/12/2026	599784	WENZLICK'S HOME IMPROVEMENTS INC	200.00
02/12/2026	3660(E)	INVOICE CLOUD	190.00
02/12/2026	599766	LAPEER CO EMS AUTHORITY	157.50
02/12/2026	599748	CRAIG'S SIGNS	135.00
02/12/2026	3645(A)	NYE UNIFORM CO	109.64
02/12/2026	599758	GLISMAN, LINDA	102.00
02/12/2026	599762	HING, JERAMY	102.00
02/12/2026	599777	MCCARTHY, LYNNE	102.00
02/12/2026	3638(A)	FLINT WELDING SUPPLY CO	101.25
02/12/2026	599757	FOUNDATION SYSTEMS OF MICHIGAN	100.00
02/12/2026	599761	GUNS N HOSES, LLC	100.00
02/12/2026	599763	HOLLAND HEATING & COOLING, INC	100.00
02/12/2026	3661(E)	ISOLVED, INC.	86.68
02/12/2026	599759	GRAINGER	77.36
02/12/2026	599752	E & L SERVICE, INC	70.00
02/12/2026	599782	THE COUNTY PRESS	65.00
02/12/2026	599769	LAPEER CO MUNICIPAL CLERK'S ASSOC	25.00
02/12/2026	599750	DELYNN'S DESIGNS, INC	8.30
02/12/2026	599747	ARNOLD'S AUTO WASH	8.00
02/12/2026	3663(E)	STATE OF MICHIGAN	2.65
TOTAL			<u><u>\$1,572,880.48</u></u>



ITEM G-1

Meeting Date: March 2, 2026
Department: Parks, Recreation & Cemetery
Requestor: Rodney Church, Director of Parks, Recreation & Cemetery
Agenda Item: MDOT Contract #26-5064 & Resolution

RECOMMENDATION (motion):

Adopt the municipal resolution #2026-04 for MDOT Contract #26-5064 (Amendment to the MDOT Contract #25-5280) for the M24 Tunnel Connection Project, which approves the amended contract from MDOT and names the city officials who are authorized to sign the documents.

AGENDA ITEM INFORMATION:

The amended contract shows the revised grant award amount that increased from \$598,000 to \$673,030. Due to increased construction costs, MDOT agreed to increase our grant amount to help the city cover the additional costs.

Budgeted Amount:		Funds Requested:	
Funding Source:	MDOT Grant,	CIP Project #:	91580
	TIFA II, TIFA III	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:	Account #208-751-974.000		

RESOLUTION #2026-04
CITY OF LAPEER
MUNICIPAL RESOLUTION
MICHIGAN DEPARTMENT OF TRANSPORTATION
CONTRACT NO: 26-5064
JOB NUMBER: 221503CON

At a regular meeting of the Lapeer City Commission of the City of Lapeer, County of Lapeer, Michigan, held on March 2, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, there were:

PRESENT: Mayor Hing. Commissioners: Atwood, Brady, Glisman, McCarthy, Petrie.

ABSENT: None.

MOVED BY: Commissioner

SECONDED BY: Commissioner

WHEREAS, the parties to the Amendment have heretofore, by a Contract dated June 23, 2025, hereinafter referred to as "Contract 25-5280" provided for the construction and financing of that which is hereinafter referred to as the "Project" is described as follows:

PART A – FEDERAL PARTICIPATION

Concrete shared use path construction along the west side of M-24 south of Genesee Street from the existing at-grade sidewalk to the existing west tunnel entrance and asphalt shared use path and concrete sidewalk from the existing east tunnel entrance to and within Cramton Park, including earthwork and grading, subbase and aggregate base, modular block wall, drainage, fencing, landscaping and permanent signing; and all together with necessary related work.

PART B – NO FEDERAL PARTICIPATION

Audio video survey along the limits as described in PART A; and all together with necessary related work.

WHEREAS, the department and the requesting party having appropriate authority desire to amend Contract 25-5280 to provide for the increase in Federal share and the increase in the estimated project cost.

BE IT RESOLVED THAT:

1. The MDOT Contract #26-5064 (Amendment to the previously signed contract #25-5280) for the project described above between MDOT and the City of Lapeer is hereby accepted.
2. The City Manager, Mike Womack and Director of Parks, Recreation & Cemetery, Rodney Church are authorized representatives to sign required documents.

AYES:

NAYS:

ABSENT:

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

CERTIFICATION:

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Lapeer City Commission, County of Lapeer, Michigan at a regular meeting held on March 2, 2026, in compliance with Act No. 267 of the Public Acts of 1967.

Romona Sanchez, CMC
City Clerk, City of Lapeer

AMENDMENT TO CONTRACT 25-5280	Control Section	DA TAUL 44000
	Job Number	221503CON
	Project	25A0596
	CFDA No.	20.205 (Highway Research Planning & Construction)
	Contract No.	26-5064

THIS AMENDATORY CONTRACT is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF LAPEER, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to this Amendment to CONTRACT #25-5280.

WITNESSETH:

WHEREAS, the parties to the Amendment have heretofore, by a Contract dated June 23, 2025, hereinafter referred to as "CONTRACT 25-5280" provided for the construction and financing of that which is hereinafter referred to as the "PROJECT" and is described as follows:

PART A – FEDERAL PARTICIPATION

Concrete shared use path construction along the west side of M-24 south of Genesee Street from the existing at-grade sidewalk to the existing west tunnel entrance and asphalt shared use path and concrete sidewalk from the existing east tunnel entrance to and within Cramton Park, including earthwork and grading, subbase and aggregate base, modular block wall, drainage, fencing, landscaping and permanent signing; and all together with necessary related work.

PART B – NO FEDERAL PARTICIPATION

Audio video survey along the limits as described in PART A; and all together with necessary related work.

WHEREAS, the DEPARTMENT and the REQUESTING PARTY having appropriate authority desire to amend CONTRACT 25-5280 to provide for the increase in Federal share and the increase in the estimated PROJECT COST.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that:

2/4/87 amend.for 1/30/26

1. Section 5. of CONTRACT 25-5280 is revised to read as follows:

5. The PROJECT COST shall be met in accordance with the following:

PART A

Federal Funds shall be applied to the eligible items of the PART A portion of the PROJECT COST up to the lesser of: (1) \$673,030 or (2) an amount such that 81.85 percent, the normal Federal participation ratio for such funds, for the PART A portion of the PROJECT is not exceeded at the time of the award of the construction contract. The balance of the PART A portion of the PROJECT COST, after deduction of Federal Funds, shall be charged to and paid by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

PART B

The PART B portion of the PROJECT COST is not eligible for Federal participation and shall be charged to and paid 100 percent by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

Any items of PROJECT COST not reimbursed by Federal Funds will be the sole responsibility of the REQUESTING PARTY.

2. EXHIBIT I of CONTRACT 25-5280 is superseded by EXHIBIT I REVISED, dated January 30, 2026 attached hereto and made a part hereof. Any references to EXHIBIT I in CONTRACT 25-5280 shall be construed to mean EXHIBIT I REVISED.

3. Except as amended by the provisions herein, all of the provisions, covenants, and obligations of the parties contained in CONTRACT 25-5280 shall remain in full force and effect.

4. The REQUESTING PARTY waives any and all claims it has or may have against the DEPARTMENT which arise out of the need to amend CONTRACT 25-5280.

5. This Amendatory contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto; upon the adoption of the necessary resolution approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF LAPEER

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By _____
Title:

By _____
for Department Director MDOT

By _____
Title:



January 30, 2026

EXHIBIT I REVISED

CONTROL SECTION	TAUL 44000
JOB NUMBER	221503CON
PROJECT	25A0596

ESTIMATED COST

CONTRACTED WORK

	<u>PART A</u>	<u>PART B</u>	<u>TOTAL</u>
Estimated Cost	\$841,288	\$ 2,000	\$843,288

COST PARTICIPATION

GRAND TOTAL ESTIMATED COST	\$841,288	\$ 2,000	\$843,288
Less Federal Funds*	<u>\$673,030</u>	<u>\$ 0</u>	<u>\$673,030</u>
BALANCE (REQUESTING PARTY'S SHARE)	\$168,258	\$ 2,000	\$170,258

*Federal Funds for the PROJECT are limited to an amount as described in Section 5.

NO DEPOSIT

2/4/87 amend.for 1/30/26



Memorandum

To: Rodney Church, Director of Parks, Recreation, and Cemetery
From: Paul O'Meara, Senior Project Manager
Date: February 20, 2026
RE: M-24 Underpass Connector Pathway Project

As you know, the M-24 Connector Pathway project moved forward to construction thanks to the award of a Transportation Alternatives Program grant of \$598,000 from the Michigan Department of Transportation (MDOT). As is common with MDOT grants to local road agencies, the local agency is asked to sign an agreement wherein they agree to oversee the design and construction of the project, but the contractor is paid for directly by MDOT. MDOT then sends the local agency invoices as needed to obtain the local share of the cost.

As was identified last fall, the total anticipated cost payable to the contractor had increased a significant amount, totaling \$93,788. The majority of this cost was due to unexpected debris in the form of miscellaneous construction waste (mostly broken concrete) as well as rusty barrels with old paint that were found buried on the new property on the west side of M-24. The removal costs were negotiated with the contractor in order to properly dispose of these items, which totaled \$87,553.59.

Under the terms of the agreement with MDOT, the grant from the federal government is capped, and all extra costs become the responsibility of the local agency. With assistance from ROWE, we were successful in obtaining an increase in the value of the grant to help cover the majority of this extra cost. The attached amendment to the agreement that MDOT has asked the city to sign at this time documents the agreement on the part of MDOT to increase the value of the grant by **\$75,030**, or 80 percent of the extra cost, with all of the other terms of the original agreement remaining in force.

Attachment

R:\Projects\15L0105\Docs\MDOT\Memo re Grant Addendum.docx



ITEM G-2

Meeting Date: March 2, 2026
Department: Planning
Requestor: Benjamin Keller, Planning Consultant
Agenda Item: Text Amendments – Article 7.17, Signs – First Reading

RECOMMENDATION (motion):

Adopt Ordinance No. 2026-02, Text Amendments, Article 7.17, Signs, on First Reading and schedule the Second Reading for March 16, 2026.

AGENDA ITEM INFORMATION:

The City Commission will review further text amendments to the Zoning Ordinance, Article 7.17, Signs. Within these amendments, there are two main topics reviewed and refined. First, bringing our Sign Ordinance into complete compliance with the Reed vs. Town of Gilbert supreme court case ruling which requires sign ordinances to be content neutral in their regulation. Second, edits to the temporary sign ordinance to make this section clearer and easier for the public and City Staff to work with.

These amendments have been reviewed and discussed at three Planning Commission Meetings (November 2025, January & February 2026), concluding with a Public Hearing at the February meeting. Special attention has been taken towards the temporary sign ordinance, thinking about how political signage falls into temporary sign regulations, while remaining content neutral in our regulation language.

Budgeted Amount:	N/A	Funds Requested:	N/A
Funding Source:		CIP Project #:	
		Budget Amendment Needed:	
# of Bids/Quotes Obtained:		Budget Amendment Attached:	
Explanation:			

ARTICLE XVII
Signs

§ 7-17.01. Intent.

The purpose of this article is to regulate signs in a content neutral manner, to minimize outdoor advertising, and to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of visibility; promote public convenience; preserve property values; and enhance the aesthetic appearance and quality of life within the City. ~~These regulations are not intended to control the content or viewpoint of any sign message, but rather the physical characteristics and placement of signs. The requirements contained herein are intended to be content neutral.~~ The following objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the City in order to:

- A. Protect the public right to receive messages, including religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the United States Constitution.
- B. Maintain and improve the image of the City by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
- C. Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- D. Recognize that the principal intent of commercial signs, to meet the purpose of these requirements and serve the public interest, should be for identification of an establishment on the premises, while limiting off-premise advertising to preserve community character and prevent driver distraction, ~~and not for advertising special events, brand names or off-premises activities, as these can be advertised more appropriately by other methods.~~
- E. Eliminate potential conflicts between business signs and traffic control signs, which could create confusion and hazardous consequences.
- F. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- G. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- H. Prevent off-premises signs from conflicting with other land uses.
- I. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- J. ~~Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.~~ Regulate portable and temporary signs based on objective physical criteria such as duration, size, and placement rather than sign content, to protect public safety and aesthetics.

§ 7-17.02. Signs not requiring a permit.

The following types of signs are permitted on all parcels within the City without the issuance of a sign permit, subject to all other requirements of this article. These exemptions are based solely on physical characteristics, placement, or function of the sign, and not on the message or content displayed. A sign of the following type shall be permitted on all parcels in the City without the issuance of a sign permit, subject to all other requirements of this article:

- A. Device signs. Permanent signs on vending machines, ATMs, gas station pumps, or other containers indicating only the contents or purpose of such devices; provided that the sign area of each device shall not exceed three square feet and there are no more than one sign per device.
- B. Directional or instructional signs. Signs that provide direction or instruction to assist the public in accessing or using a site. The sign shall bear no advertising other than logos.
- C. Flags. Flags, provided there shall be no more than three flags per lot, the maximum size of each flag shall be 50 square feet, and the flag poles comply with relative height limitations for each zoning district.
- ~~D. Employment signs. "Help wanted" signs soliciting employees for the place of business where posted, provided that the maximum area for all such signs shall not exceed six square feet.~~
- ~~E.D. Enclosed signs. Any sign that is located completely within a building and is not visible from the outside.~~
- ~~F.E. Historical signs. Commemorative or architectural plaques. Permanently affixed building markers, memorial tablets, or plaques, not exceeding six (6) square feet. Plaques or signs designating a building or premises as a historic structure or premises not to exceed six square feet.~~
- ~~G.F. Address or property identification signs. One sign per street frontage identifying the address or building name, not exceeding two (2) square feet in area. Signs for the sole purpose of designating an assigned house number, owner name, occupant, or building name. Identification signs shall not be counted in the total sign area allowed on the premises; however, such signs in excess of one square foot in surface display area may be allowed as part of the total sign area otherwise allowed by this chapter.~~
- ~~H.G. Incidental Accessory information signs. Small signs, emblems, or decals conveying general information to the public informing the public of goods, facilities, or services available on the premises. The total of all such incidental signs shall not exceed two square feet.~~
- ~~I.H. Nonconforming signs. Legal nonconforming signs existing on the effective date of the adoption of the chapter. Removal of the sign shall constitute an elimination of the nonconforming status.~~
- ~~J.I. Noncommercial message sign. Consistent with the other requirements of this chapter, any permitted sign may contain a lawful noncommercial message. This does not apply to traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.~~
[Amended 12-7-2015; 12-19-2022]
- K.J. Public signs. Public signs, authorized signs by a government body or public utility, including traffic signs, legal notices, railroad crossing signs, warnings of a hazard, and similar signs.

§ 7-17.03. Temporary signs.

The following regulations shall apply to all temporary signs placed or displayed outside of a building. All temporary signs shall conform to the dimensional, location, and duration requirements of table 7.17.1 and shall be installed and maintained in a safe condition. Temporary signs are subject to the following regulations, be applicable to all temporary signs placed or situated at any place other than inside a "building" as defined in this chapter. All temporary signs shall be in accordance with Table 7.17.1.

- A. Projection into right-of-way. No temporary sign shall be strung across any public right-of-way nor shall any temporary sign project beyond the property line except as authorized by the City Commission.
- B. Removal. Temporary signs shall be removed promptly at the end of the permitted period in Table 7.17.1. [Amended 12-19-2022]
- C. Damaged signs. Any temporary sign found by the Building Official to be in a torn, damaged or unsafe condition shall be removed by the owner within three days after receipt of notice to do so from the Building Official. [Amended 12-19-2022]

~~C-D.~~ The city encourages removal of temporary signs after the related event or message is no longer relevant.

D-E. Temporary Signs Regulations Table.

Table 7.17.1: Temporary Sign Regulations				
Type of Sign	Maximum Size	Maximum Height	Maximum Number	Display Duration / Additional Standards
Temporary Signs NOT requiring a permit.				
Small Temporary Freestanding Signs – Residential Districts (R-1, R-2, R-3, RM-1, RM-2)	12 sq ft for all signage on site. No single sign shall exceed 6 sq ft.	4 ft	N/A. No more than 12 sq ft of signage on site.	N/A
Temporary Signs requiring a permit				
Small Temporary Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16 sq ft	6 ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 90 consecutive days per calendar year.
Large Temporary Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, or I-2	64 sq ft	10 ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 180 days per calendar year.
Temporary Wall Sign – OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16 sq ft	Not above building height.	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 30 consecutive days, twice per calendar year.
Temporary Banner or Pennant attached to a Building or Structure	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	May be displayed up to 30 days, twice per calendar year.
Temporary Sign for Active Development	64 sq ft	15 ft	1 per lot, 2 on corner lots	May be displayed during the period of active construction and shall be removed within 90 days of issuance of a final occupancy permit.

Formatted: Font: Not Bold

Formatted: Font: (Default) Times New Roman, Ligatures: None

Formatted: Left, Indent: Left: 0.5", Space Before: 0 pt, After: 8 pt, Line spacing: Multiple 1.16 li, No bullets or numbering, Widow/Orphan control, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Formatted: Not Highlight

Formatted: Font: 7 pt

§ 7-17.04. Prohibited signs.

Table 7.17.2: Prohibited Signs

Any sign not expressly permitted.
String lights. Spinners, strings of light bulbs, pennants, or streamers, hung overhead to draw attention to a business or its merchandise on display. In no case does this restrict the use of string lights for temporary decorative lighting installed for seasonal or civic events for a period not exceeding sixty (60) days per calendar year. holidays or religious events.

Table 7.17.2: Prohibited Signs

Moving or animated signs. Except as otherwise expressly provided, no sign shall contain any moving or animated parts nor have the appearance of having any movement or animation. No sign shall employ any flashing, moving, oscillating, blinking, or variable-intensity light or intermittent lights resembling the flashing lights customarily used in traffic signals, or police, fire, ambulance, or rescue vehicles, or lights so bright as to be blinding or distracting to a vehicle driver.

Inflatable signs. Signs that are comprised in part or wholly of a balloon or any other inflated object or character.

Obsolete signs, as defined.

Off-premises signs (other than billboards), as defined. [Amended 5-17-2012]

Pole signs, as defined. [Amended 5-17-2012]

Portable or movable signs, as defined, except where expressly permitted in this article.

Signs that obstruct access. Signs which obstruct free access or egress from a required door, window, or other required exit.

Signs that obstruct view of road signs. Signs that obstruct any approved traffic control device, road sign, or signal from view; interfere with sight distance necessary for traffic safety; or distract from visibility of existing traffic signs or devices.

Signs that confuse traffic.

1. Any sign that uses shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals, which makes use of the words "stop," "look," or "danger," or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.

Illegal signs. Any sign unlawfully installed, erected, or maintained.

Snipe signs. Signs attached to a utility pole, fence or affixed to a tree except as may otherwise be permitted by this article.

Roof signs. Signs shall not be erected on any part of a building's roof unless there is no practical available wall area on the front of the building to permit the allowed wall sign, in which case the Planning Department may grant an administrative waiver.

Road furniture signs. Signs on street furniture, such as benches and trash receptacles, not including commemorative plaques or engravings not larger than 1/2 square foot.

Fire hydrants. Any sign not attached to a building and erected within 10 feet of a fire hydrant.

Table 7.17.2: Prohibited Signs

Signs in public right-of-way or on City-owned property. Unless otherwise provided in these regulations, no sign, except those established by the City of Lapeer, Lapeer County, state or federal governments shall be located in, project or overhang into any public right-of-way or dedicated easement, or elsewhere on City-owned property except with the consent of the City.

Motor vehicle signs.

1. It shall be unlawful to park, place or store a vehicle or trailer on which there is a motor vehicle sign on private or public property for the purpose of advertising a business or products or for the purpose of directing people to a business or business activity.
2. Presumption. There shall be a presumption that this subsection has been violated if the motor vehicle sign is visible from a street and one or more of the following circumstances exist:
 - a. The motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;
 - b. The motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
 - c. The motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
 - d. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a "front yard" or "side yard," as such terms are defined in this Zoning Ordinance, that abuts a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
 - e. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within 50 feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.
3. Rebuttal of presumption. The presumption set forth in Subsection 2c in this table, above, may be rebutted by evidence showing all of the following:
 - a. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
 - b. The activities in Subsection 1 in this table, above, are being actively undertaken during the period of such parking;
 - c. The activities in Subsection 1 in this table, above, require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and

Table 7.17.2: Prohibited Signs

- d. The activities in Subsection 1 in this table, above, are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.

Unsafe signs. Any sign or sign structure which the Building Official has determined:

1. Is structurally unsafe;
2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
3. Constitutes a hazard to safety or health by reason of blocking views;
4. Is capable of causing electric shock to a person who comes in contact with it;
5. Is unlawfully installed, erected, or maintained;
6. Is located in public street or utility right-of-way, except where expressly permitted herein;
7. Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights; or
8. Does not meet applicable requirements of any adopted City Building Code.

Search lights, as defined.

**§ 7-17.05. Schedule of Sign Regulations: property used for nonresidential purposes.
[Amended 9-26-2013; 4-17-2017; 12-19-2022]**

The following table includes regulations for permanent nonresidential signs. All sign regulations in this table shall apply without regard to the content or message of the sign, provided that nothing herein shall prohibit regulations based on size, height, location, illumination, or duration:

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Wall sign (see § 7-17.06A)	Total surface area of all wall signs placed on the front, side or rear of a building shall not exceed the lesser of 10% of the area of the front face of the building or tenant space, or 3 square feet for each lineal foot of building frontage or tenant space	Must not exceed maximum building height in district. Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Must not extend beyond the ends of the wall on which it is attached. Sign may not be more than 12 inches thick, measured from the wall on which it is attached.
Awnings and canopies	Lettering shall not project above, below or beyond the physical dimensions of the awning or canopy.	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	Not permitted under awning or canopy, except for gas station canopy. Building-mounted lighting may indirectly illuminate the area above or below the awning or canopy.	Individual letters shall not be larger than 15 inches from top to bottom.
Directional signs	4 square feet per sign	4 feet maximum	Permitted	Determined by City Building Official

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Monument signs (see § 7-17.06B)	Areas zoned CBD-1: 20 square feet per side; 40 square feet total. Other areas: 56 square feet per side; 112 square feet total.	8 feet maximum	Permitted	1 per each side of parcel facing a street
Poster panel signs (sandwich signs, A-frames) (see § 7-17.06C)	7 square feet per side; 14 square feet total	3.5 feet maximum	Not permitted	—
Business center sign, including multiple tenant commercial or shopping centers and multiple tenant office buildings	64 square feet per sign face; 128 total square feet for both sides	Areas zoned CBD-1: 10 feet maximum. Other areas: 16 feet maximum.	Permitted	1 per business center. Individual businesses are not allowed to have individual monument signs. Must meet sign requirements.
Window signs	Not more than 25% of surface of window	N/A	Not permitted, except for LED sign	N/A
Projecting signs (see § 7-17.06D)	8 square feet per side; 16 square feet, total	Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Only permitted in the CBD-1 zoning districts. 1 per business, provided not within 20 feet of another projecting sign.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Rear entry signs	Wall sign: 6 square feet; Projecting sign: 6 square feet per side; 12 square feet total.	Bottom of sign must be a minimum of 8 feet above the ground or sidewalk	Permitted	1 per business
Marquee signs (see § 7-17.06E)	10% of the wall, up to maximum of 100 square feet	Must not exceed building height in district. Must not be higher than building. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	1 per parcel
Billboards (see § 7-17.06F)	175 square feet per side; 350 square feet total	See § 7-17.06F(2).	Permitted	Only allowed in the I-2 Zoning District. Must be on property fronting an expressway or state trunk line highway.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Interstate corridor signs (see § 7-17.06G)	200 square feet per side (total signage = 400 square feet) with a maximum of 2 sides permitted. 250 square feet for two businesses and an additional 50 square feet for each business (tenant) thereafter and not to exceed 400 square feet each side.	20 feet for single tenant. 30 feet for multiple tenant	Permitted - internal and concealed only. Spotlighting is not permitted.	1 per every 1,000 linear feet, up to 2 sign structures per lot/parcel within 200 feet of I-69. Must be on property which is adjacent to the I-69 right-of-way.
Electronic or manual changeable message signs (see § 7-17.06H)	24 square feet	Per type of sign as listed above	Permitted	1 per parcel

§ 7-17.06. Additional provisions for Schedule of Sign Regulations in Table 7.17.3.**A. Wall signs.**

- (1) Materials required. All wall signs of an area greater than 50 square feet shall have a surface or facing of noncombustible material.
- (2) Limitation on placement. No wall sign shall cover wholly or partially any wall opening.
- (3) Supports and attachments. All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails.

B. Monument signs. [Amended 5-17-2012]

- (1) Material required. Every monument sign over 50 square feet in total surface area shall have a surface or facing of noncombustible material.
- (2) Letters, etc. to be secured. All letters, figures, characters or representations in cutout or irregular form, maintained in conjunction with, attached to, or superimposed upon any

sign shall be safely and securely built or attached to the sign structure.

- (3) Anchorage and support. All monument signs shall be securely built, constructed and erected upon posts sunk at least 42 inches below the surface of the ground and embedded in concrete. A lightning-grounding device shall be provided.
 - (4) Base. A monument sign must be mounted on a solid base constructed of masonry or other similarly durable material that matches or complements the material on the main building. The base must be at least 75% of the sign width, not to exceed 12 feet wide by three feet thick.
- C. Poster panel (sandwich board, A-frames) signs. Poster panel signs may be placed only within the CBD-1 and CBD-2 Zoning Districts at the public entrances to retail, personal service or restaurant businesses, on either private property or the public sidewalk, subject to the following requirements:
- (1) Clearance for pedestrians. The sign shall be located a minimum of two feet from the edge of the curb and must be located so that at least a five-foot wide sidewalk is maintained between the sign and the building wall for pedestrian traffic flow and safety.
 - (2) Number. There shall be only one sign permitted for each building address for which there is provided a separate entrance, regardless of the number of tenants in the building.
 - (3) Storage. Each sign shall be placed outside only during the hours when the business is open to the general public, and shall be stored indoors at all other times. Any sign which is found to be not in compliance with this requirement may be confiscated by City Code Enforcement officials. A second violation will result in loss of the sign permit for a period of one year.
 - (4) Hazard. A portable sidewalk sign (includes but is not limited to Poster Panel signs) shall not occupy or obstruct the use of any fire lane or required off-street parking. Any sign which creates a visual or safety hazard may be ordered to be removed by the Police Chief.
 - (5) Maintenance. All sign frames shall be constructed of a weatherproof material and shall be kept in good repair.
 - (6) Businesses not fronting on Nepessing Street. Directional-pPoster panel signs for downtown businesses not fronting on Nepessing Street are permitted to be placed on Nepessing Street corners subject to the following provisions:
 - (a) One directional sidewalk sign is allowed per corner, representing multiple businesses if necessary.
 - (b) The sign shall be placed in a location that does not interfere with other signage or features in the vicinity.
 - (c) All other provisions of the Sign Ordinance shall be complied with.
 - (7) Permit. No poster panel sign shall be placed on display without the owner first obtaining a permit from the City of Lapeer. See table 7.17.3 for more information on poster panel signs.

- (8) ~~Quality. Hand lettered or stenciled sign faces are prohibited, with the exception of restaurant daily specials.~~ All sign faces shall be professionally created in conformance with the specifications for sidewalk signs adopted by the City of Lapeer Downtown Development Authority.

D. Projecting signs.

- (1) Construction. Every part of a projecting sign, with a total surface area greater than 10 square feet, shall be constructed of noncombustible material.
- (2) Movable parts to be secured. Any movable part of a projecting sign, such as the cover of a service opening, shall be securely fastened by chains or hinges.
- (3) Thickness limitation. The distance measured between the principal faces of any projecting sign shall not exceed 18 inches.
- (4) Projection over public property. No projecting sign may project beyond the property line unless approved by the City.
- (5) Bracing, anchorage and supports. Projecting signs of a greater total surface area than 10 square feet or 50 pounds in weight shall not be attached to nor supported by frame buildings nor the wooden framework of a building. All projecting signs shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces.

E. Marquee signs.

- (1) Material required. Every marquee sign, including the upright supports and braces thereof, shall be constructed entirely of noncombustible materials.
- (2) Bracing, anchorage and supports. Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods or braces.

F. Billboards.

- (1) Minimum lot size. Such signs shall be allowed on premises with a minimum total area of one acre and a minimum dimension of 200 feet on any one side (based on the deed or recorded legal description).
- (2) Height. Such signs shall comply with the height limitations and with the front, rear, and side setback provisions of the I-2 zoning district.

G. Interstate corridor signs (ICS). **[Added 4-17-2017]**

- (1) Placement. All Interstate Corridor Signage (ICS) must be located along Interstate-69 (I-69) and shall be no closer than a distance that is equal to or greater than the height of the sign (20 feet to 30 feet) and set back from the interstate right-of-way (ROW). An ICS 20 feet tall or less must maintain a minimum distance of 20 feet from the I-69 ROW. The interstate ROW includes all entrance and exit ramps on to I-69. Setbacks from the I-69 ROW may be more restrictive as deemed necessary by the Michigan Department of Transportation (MDOT). An ICS must be within 200 feet of the property

line that borders the interstate ROW unless deemed otherwise by MDOT.

- (2) Additional permitting. MDOT may require permitting for any sign structures that are within 3,000 feet of an interstate, freeway, or highway; as regulated by the Michigan Highway Advertising Act (Act 106). It is recommended that such permitting be applied for through MDOT before applying for a sign permit through the City of Lapeer. If MDOT does not require a permit for the proposed sign, documentation stating such shall be provided and submitted with the sign application to the City of Lapeer.
- (3) Location. An ICS can only be applied for on properties that are zoned B-2. The property must border the I-69 ROW. An ICS is an additional sign structure for properties that meet the standards of this section and are not considered to be part of a cumulative total for overall signage allowed on an applicable piece of property.
- (4) Setbacks. An ICS must be more than 300 feet from all residentially zoned properties, including properties adjacent to the subject parcel and/or across a public ROW.
- (5) Proximity. An ICS shall be a minimum of 1,000 feet apart from each sign with no more than two per lot. ICS placement must maintain a minimum of 500 feet apart from all other ICS structures on adjacent properties or across a public ROW.
- (6) Accessory. All ICS and sign structures are accessory to a building or use on the same property. At least one building or structure that houses a principal business or use must be located on the same property as the interstate corridor sign.
- (7) Multi-tenant. A ICS that advertises two or more businesses. Square footage and height may be increased on an ICS (per Table 7.17.3) by allowing multiple tenants to advertise. The following requirements apply to signs hosting third-party tenants:
 - (a) Participating tenants of an existing or proposed ICS structure must apply for a sign permit through the Building Department with a valid lease for signage space and/or written permission from the ICS structure owner.
 - (b) The tenant of an ICS must be advertising a business or use of a location for a legal licensed business on property within the City of Lapeer and adjacent to the I-69 ROW property line, except as prohibited in this section. Tenants on adjacent properties that do not share a property line along the I-69 ROW must be all of the following:
 - [1] A business or use that shares a property line with the property the sign is located on. The following areas have been designated to allow for tenant signage, and not to advertise or promote a business that is separated by a public ROW from the ICS structure. Signage of a business on an ICS must be located in these quadrants on a structure within the same quadrant as listed below:
 - [a] South of Turrill Road, north of I-69, and east of M-24 up to 3,000 feet from the ICS within the City limits.

[b] North of I-69 up to 3,000 feet from the ICS within the City limits, west of Baldwin Road and east of the country drain, Farmers Creek.

[c] South of I-69 up to 3,000 feet from the ICS, east of M-24 up to 3,000 feet of the ICS within the City limits.

~~(d) Tenant signage of an ICS must be designated for a separate business. A business or product sold within a building sharing a common entrance without any separation from the primary business does not constitute a permitted tenant for additional signage. For example: a store that sells a brand may not advertise that brand separately outside of the two hundred square foot requirement.~~

~~(e)~~(d) The closest ICS structure must be used whenever possible or, if no space is available, an ICS structure within 3,000 of the tenant's business can be used for the tenant's sign as it complies with the quadrants depicted in § 7-17.06G(7)(b). It is required that businesses sharing a common vehicular entry should share an ICS structure whenever possible to limit confusion of the particular location of the business.

- (8) Design. ICS shall only be one or two-sided. V-shaped signs, similar to typical billboard designs, are permitted, given both sides are visible and legible from the interstate ROW and not exceeding a ninety-degree angle. The void/back of a V-shaped sign and the back of a one-sided sign must be of acceptable materials that match the base or exterior/visible materials of the main sign structure. Supporting structure (poles, beams, cross-bracing, etc.) for the ICS shall be enclosed within the sign structure and material cladding.
- (9) Proportions. An ICS shall not be less than five feet in height and cannot exceed more than 30 feet in width, as measured across the face of the sign.
- (10) Base. Any ICS structure that has signage more than 18 inches above grade must provide a designated base between the bottom(s) of the display signage that extends to grade. The base shall be clad with permitted materials that match or complement the main building(s) that the sign structure is designed to be used for. The base must, at a minimum, meet the width of the display signage.
- (11) Materials. Noncombustible, durable materials are required on all ICS structures. Materials similar to finished metal, stone, brick or a combination of such are examples of materials that meet this requirement. Materials that rust, stain, fade, oxidize, peeling and/or crack as a result of the natural environment, the sign owner shall provide information and apply such prevention measures as necessary or be discouraged.
- (12) Protrusions. Lettering and other materials to be secured to an ICS shall be designed to deter the buildup of debris, snow, bird nests, and other foreseen maintenance issues that could cause obstructions or safety issues and compromise the stability and functionality of the sign and sign structure over time. Curved surfaces of protruding elements are required. Any vertical or horizontal surface attached to the face of an ICS shall protrude no more than two inches beyond the face of the sign structure or surface.

~~(13) Safety. Any shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals-business advertising on any ICS is prohibited to use images, colors, lighting~~

and/or materials that would be considered to be a distraction to motorists and other types of transportation are prohibited. Materials that are susceptible to variations of fatigue [as noted above in Subsection G(11), Materials, and Subsection G(12), Protrusions] pose a safety hazard, and it is required that documentation of preventive measures be listed as part of the submission of the ICS permit as it pertains to wind speeds, snow load, corrosion and/or other engineering and stability factors.

H. Changeable message signs.

- (1) Such sign shall be part of a monument sign only and shall be subject to the area, height, and placement requirements for a ground sign in such location as otherwise permitted under this chapter.
- (2) Changeable message signs are not allowed on property in a residential zoning district or on property zoned Central Business District.
- (3) The changeable message portion of such sign shall not exceed 24 square feet, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter. [Amended 5-17-2012]
- (4) In addition to the general requirements for sign maintenance, all changeable copy signs shall bear a legible message, other suitable display or be left blank. Electronic devices, when not in use, are to be left blank and unlighted. Any lighted or electronic changeable message sign in which the electrical or lighting components are operating in an erratic, broken or damaged fashion shall be turned off or removed.
- (5) The sign shall not include animation and the message on the sign may change a maximum of four times per minute. At all other times the sign message and background must remain constant.
- (6) Exceptions:
 - (a) ~~Reader boards owned by government entities, public agencies, and community organizations displaying community information are exempt from the area limitations set forth in Subsection H(1) above. Such signs must comply with all other applicable provisions in this chapter.~~
 - (b) ~~Electronic signs of private and parochial schools (public schools are exempt by statute) shall be exempt from the above provisions.~~
 - (e)(a) Time and temperature displays are exempt from Subsection H(1) above.

§ 7-17.07. Signs in residential districts.

- A. Signs in residential areas not requiring a permit. Ground and wall type signs are permitted in residential zoning districts as defined in this chapter without a permit and subject to the following conditions:
- (1) ~~Temporary, on-premise signs related to property occupancy or availability~~ Sign advertising the rental, sale or lease of the property upon which it is located, subject to the following conditions:

(a) ⁵No sign may be erected within a public right-of-way, nor in such manner on private property as to create a sight restriction for automotive traffic.

(b) No such sign shall be lighted or otherwise artificially illuminated.⁶

(2) Dwelling Nameplate. One small, non-illuminated, identification sign per dwelling, up to 2sq ft. Dwelling nameplate. For each dwelling unit, one nameplate not exceeding two square feet in area indicating name of occupant. Such sign shall not contain advertising of any nature.

B. Signs in residential areas requiring a permit. Ground and wall type signs are permitted in residential zone districts as defined in this chapter with a permit and shall satisfy the following conditions:

(1) One, temporary, on-premise sign identifying a residential development under construction or sale, permitted until all lots within the project are sold. Sign advertising the lots and/or buildings erected in any subdivision or multiple family development. It shall be permissible for a real estate broker or builder to erect one sign not to exceed a total surface area of 64 square feet nor an overall height of 10 feet, the lower edge of which shall not be less than 18 inches above the surrounding ground level, to advertise the lots and/or building erected in any one subdivision, provided that said real estate broker or builder owns, has listed for sale or has the owner's permission to sell a minimum of 10 lots in said subdivision. No such sign or billboard shall be erected or maintained within 100 feet of any occupied residence unless the written consent of the owner and occupant of such residence is first obtained.

(2) Single-family and multiple-family residential developments. Any person owning or operating any single-family or multiple-family residential development may erect a monument sign in accordance with the provisions of § 7-17.06B, bearing the name of the development, such sign not to exceed 24 square feet in area and not to exceed an overall height of six feet above the ground level, which sign shall be made of noncombustible material and may be lighted during the hours of darkness, ~~and which shall contain no advertising or information other than the name of the residential development and status of occupancy.~~ No more than one sign may be erected for each development entrance. **[Amended 9-26-2013]**

(3) Signs accessory to public use or institutions, churches, schools or nonprofit institutions. **[Amended 9-26-2013]**

(a) ~~Churches, colleges, schools, buildings~~ Institutions housing governmental functions and utilities of the City, county or state or any subdivision thereof, are permitted to erect a monument sign in accordance with the provisions of § 7-17.06B. Such signs, when of a permanent nature, shall be constructed of noncombustible material and shall meet all the requirements of this chapter, except as provided hereafter:

[1] There shall be not more than one sign.

[2] Such signs shall be set back from the lot line at least 1/3 of the distance from the lot line to the nearest building, but need not be set back more than 100 feet from the property line.

- [3] No sign shall exceed 20 square feet in area, unless the sign is located more than 50 feet behind the property line, then said sign may be increased by five additional square feet for each additional 10 feet of setback, but in no event shall such sign exceed 50 square feet in area.
 - [4] Maximum height shall be eight feet.
 - [5] The sign may include an electronic message board area in accordance with 7-17.06H, provided that the sign is located along arterial streets as shown in the City Master Plan, which may be found on the City website. ~~master plan.~~
 - In the case of such signs in nonresidential zoning districts, the signs must comply with the requirements for the district in which they are located.
-

§ 7-17.08. (Reserved)⁷**§ 7-17.09. General requirements for all signs.**

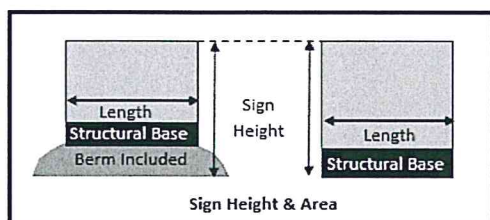
- A. Wind pressure and dead load requirements. Ground, projecting, wall and marquee signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of surface area and shall be constructed to receive dead loads as required elsewhere in the City Building Code.⁸
- B. Illumination. All illumination shall be concentrated on the area of the sign or landscape feature so as to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices, and wiring shall be installed in accordance with the National Electrical Code. Any signs shall be of a wattage of not to exceed 60 watts per bulb. No lights shall be permitted in excess of 60 watts per bulb, and in no instance shall such light be located as to be hazardous to traffic.
- C. Obstructions to doors, windows and fire escapes. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
- D. Signs not to construct a traffic hazard. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, ~~or which makes use of the words "Stop," "Look," "Danger" or any word, phrase, symbol or character in such manner as to~~ interfere with, mislead or confuse traffic.
- E. Clear vision area. No sign shall be located within, project into, or overhang the corner clearance area as defined in § 7-14.05 of this chapter.
- F. Face of sign shall be smooth. No nails, tacks or wires shall be permitted to protrude from the

1. Editor's Note: Former § 7-17.08, Parking area signs, was repealed 12-19-2022 by Ord. No. 2022-05.

2. Editor's Note: See Ch. 8, Buildings and Building Regulations.

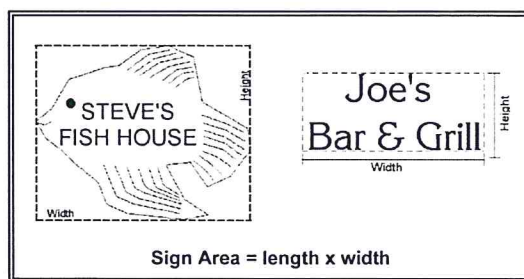
front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.

G. Measuring sign height. [Amended 12-19-2022]



- (1) The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
- (2) Sign height shall not be measured from an area of the ground that has been built up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g., the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).

H. Measuring sign area. [Amended 9-26-2013]



- (1) Sign area shall be measured as the square footage of the sign face and any frame or other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed. The measurement of the sign shall include the entire graphic the sign is located on. [Amended 12-19-2022]
- (2) When a sign consists solely of lettering or other sign elements printed, painted or mounted on a wall of a building without any distinguishing border, panel or background, the calculation for sign area shall be measured by enclosing the most protruding edges

of the sign elements within a parallelogram or rectangle.

- (3) The area of a double-faced monument sign shall be computed using only one face of the sign, provided that: the outline and dimensions of both faces are identical; and the faces are back to back so that only one face is visible at any given time.
- (4) Window sign regulation shall not include season drawings or other graphics not related to signage. [Amended 12-19-2022]

I. City official may periodically inspect signs for compliance. [Added 12-19-2022]

§ 7-17.10. Legal nonconforming signs.

- A. Any sign legally existing at the time of adoption of these regulations which does not comply with all provisions shall be considered a legal nonconforming sign and may be permitted to continue if the sign is properly maintained and not detrimental to the health, safety and welfare of the community. [Amended 5-17-2012]
- B. Subject to exceptions below, any legal nonconforming signs may be continued in operation and maintained after the effective date of these regulations, provided that the signs shall not be: [Amended 5-17-2012]
 - (1) Structurally altered so as to extend their useful life;
 - (2) Expanded;
 - (3) Moved to another location on the original site or on a different site;
 - (4) Reestablished after damage of more than 50% of the value at the time of such damage or destruction;
 - (5) Modified in any way that would increase the degree of nonconformity of such sign.
- C. When a sign or sign structure is removed or destroyed, replacement signs and sign structures must comply with the current standards, except for the purpose of sign maintenance or repair: [Added 5-17-2012]
 - (1) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair, not to exceed 50% of the current market value of the existing sign structure.
 - (2) In order to preserve the nonconforming sign status, the person removing the sign must inform the Building Official in writing before the sign is removed. If the responsible party fails to provide written notification, any re-erected sign will be considered a new sign.
- D. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such a sign.
 - (1) An obsolete sign and its supporting structure shall be removed by the property owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises within 10 days after written notice

from the Building Official.

- (2) A sign which is in conformity with the other provisions of these regulations may remain in place if such sign is obscured by the use of a blank panel attached within the frame of the sign and shall be permitted to remain for a period not to exceed 120 days.
 - (3) Where a successor to an inactive business agrees, within 30 days of the date of written notice by the Building Official, to maintain the sign as provided for by these regulations, this removal requirement shall not apply, provided that the existing sign and structure conforms to all current sign requirements.
- E. All portable signs, except those specifically permitted by these regulations, that exist on the effective date of these regulations, shall be removed immediately upon the enactment of these regulations.
- F. Any illegal nonconforming signs that exist on the effective date of these regulations shall be removed immediately upon the enactment of these regulations and shall be replaced by signs that conform to these regulations.

§ 7-17.11. Administration.

- A. No sign, permanent or temporary, shall be erected, structurally altered or relocated, except as otherwise provided in these regulations, without review and approval from the City of Lapeer Building Department.
- B. Application. The application, on a form provided by the City of Lapeer Building Department, shall contain the proposed location of the sign, the name and address of the sign owner and of the sign erected, the name and address of the owner of the business and of the property if different from that of the sign owner, drawings and/or sketches showing the design and location of the sign, the estimated cost of construction and any other information as the Building Official may require to ensure compliance with these regulations and with other ordinances of the City.
- C. Staking of signs proposed location. The location of a proposed sign shall be staked by the property owner. The Building Department will use the staked location to determine compliance with required setbacks set out in these regulations before issuing a sign permit.
- D. Permit required. For all signs requiring a permit, a sign permit application shall be applied for with the City of Lapeer Building Official. The Building Official will approve a sign permit application that clearly conforms to the requirements of these regulations. If the sign is situated in the public right-of-way, the applicant must obtain a license from the City and must possess adequate liability insurance.
- E. Fees. All permit fees for signs shall be as established by the Lapeer City Commission.
- F. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within six months after the date of the permit.
- G. Exceptions. The following shall not require a sign permit:
- (1) The changing of the ~~image~~ image advertising copy or message on an approved painted or printed

sign, on a theater marquee and on similar approved signs which are specifically designed for the use of replaceable copy.

- (2) Painting, repainting, cleaning or other normal maintenance or repair of a sign or a sign structure, unless a structural change is made.

H. Certificate of compliance. All signs shall require a final inspection and the issuance of a certificate of compliance from the Building Department. The property owner shall notify the Building Department immediately upon erecting the sign to request the final inspection.

§ 7-17.12. Appeals. [Amended 12-19-2022]

Any person aggrieved by any decision or order of the Building Official in connection with any dimensional or location provision of these regulations may appeal to the Board of Zoning Appeals within 30 days of the decision or order (See § 7-22.06).

ARTICLE XVII

Signs

§ 7-17.01. Intent.

The purpose of this article is to regulate signs in a content neutral manner and to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of visibility; promote public convenience; preserve property values; and enhance the aesthetic appearance and quality of life within the City. These regulations are not intended to control the content or viewpoint of any sign message, but rather the physical characteristics and placement of signs. The following objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the City in order to:

- A. Protect the public right to receive messages, including religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the United States Constitution.
- B. Maintain and improve the image of the City by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
- C. Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- D. Recognize that the principal intent of commercial signs, to meet the purpose of these requirements and serve the public interest, should be for identification of an establishment on the premises, while limiting off-premise advertising to preserve community character and prevent driver distraction.
- E. Eliminate potential conflicts between business signs and traffic control signs, which could create confusion and hazardous consequences.
- F. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- G. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- H. Prevent off-premises signs from conflicting with other land uses.
- I. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- J. Regulate portable and temporary signs based on objective physical criteria such as duration, size, and placement rather than sign content, to protect public safety and aesthetics.

§ 7-17.02. Signs not requiring a permit.

The following types of signs are permitted on all parcels within the City without the issuance of a sign permit, subject to all other requirements of this article. These exemptions are based solely on physical characteristics, placement, or function of the sign, and not on the message or content displayed.

- A. Device signs. Permanent signs on vending machines, ATMs, gas station pumps, or other containers provided that the sign area of each device shall not exceed three square feet and there are no more than one sign per device.
- B. Directional or instructional signs. Signs that provide direction or instruction to assist the public in accessing or using a site.
- C. Flags. Flags, provided there shall be no more than three flags per lot, the maximum size of each flag shall be 50 square feet, and the flag poles comply with relative height limitations for each zoning district.
- D. Enclosed signs. Any sign that is located completely within a building and is not visible from the outside.
- E. Commemorative or architectural plaques. Permanently affixed building markers, memorial tablets, or plaques, not exceeding six (6) square feet.
- F. Address or property identification signs. One sign per street frontage identifying the address or building name, not exceeding two (2) square feet in area.
- G. Accessory information signs. Small signs, emblems, or decals conveying general information to the public. The total of all such incidental signs shall not exceed two square feet.
- H. Nonconforming signs. Legal nonconforming signs existing on the effective date of the adoption of the chapter. Removal of the sign shall constitute an elimination of the nonconforming status.
- I. Noncommercial message sign. Consistent with the other requirements of this chapter, any permitted sign may contain a lawful noncommercial message. This does not apply to traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.
[Amended 12-7-2015; 12-19-2022]
- J. Public signs. Public signs, authorized signs by a government body or public utility, including traffic signs, legal notices, railroad crossing signs, warnings of a hazard, and similar signs.

§ 7-17.03. Temporary signs.

The following regulations shall apply to all temporary signs placed or displayed outside of a building. All temporary signs shall conform to the dimensional, location, and duration requirements of table 7.17.1 and shall be installed and maintained in a safe condition. Temporary signs are subject to the following regulations.

- A. Projection into right-of-way. No temporary sign shall be strung across any public right-of-way nor shall any temporary sign project beyond the property line except as authorized by the City Commission.
- B. Removal. Temporary signs shall be removed promptly at the end of the permitted period in Table 17.17.1. **[Amended 12-19-2022]**
- C. Damaged signs. Any temporary sign found by the Building Official to be in a torn, damaged or unsafe condition shall be removed by the owner within three days after receipt of notice to do so from the Building Official. **[Amended 12-19-2022]**
- D. The city encourages removal of temporary signs after the related event or message is no longer relevant.

E. Temporary Signs Regulations Table.

Table 7.17.1: Temporary Sign Regulations				
Type of Sign	Maximum Size	Maximum Height	Maximum Number	Display Duration / Additional Standards
Temporary Signs NOT requiring a permit.				
Small Freestanding Signs – Residential Districts (R-1, R-2, R-3, RM-1, RM-2)	12sq ft for all signage on site. No single sign shall exceed 6sq ft.	4ft	N/A. No more than 12sq ft of signage on site.	N/A.
Temporary Signs requiring a permit				
Small Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16sq ft	6ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 90 consecutive days per calendar year.
Large Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, or I-2	64 sq ft	10ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 180 days per calendar year
Temporary Wall Sign – OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16 sq ft	Not above building height.	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 30 consecutive days, twice per calendar year.
Temporary Banner or Pennant attached to a Building or Structure	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	May be displayed up to 30 days, twice per calendar year.
Temporary Sign for Active Development	64sq ft	15ft	1 per lot, 2 on corner lots.	May be displayed during the period of active construction and shall be removed within 30 days of issuance of a final occupancy permit.

§ 7-17.04. Prohibited signs.

Table 7.17.2: Prohibited Signs

Any sign not expressly permitted.

String lights. Spinners, strings of light bulbs, pennants, or streamers, hung overhead to draw attention to a business or its merchandise on display. In no case does this restrict the use of string lights for temporary decorative lighting installed for seasonal or civic events for a period not exceeding sixty (60) days per calendar year.

Table 7.17.2: Prohibited Signs

Moving or animated signs. Except as otherwise expressly provided, no sign shall contain any moving or animated parts nor have the appearance of having any movement or animation. No sign shall employ any flashing, moving, oscillating, blinking, or variable-intensity light or intermittent lights resembling the flashing lights customarily used in traffic signals, or police, fire, ambulance, or rescue vehicles, or lights so bright as to be blinding or distracting to a vehicle driver.

Inflatable signs. Signs that are comprised in part or wholly of a balloon or any other inflated object or character.

Obsolete signs, as defined.

Off-premises signs (other than billboards), as defined. [Amended 5-17-2012]

Pole signs, as defined. [Amended 5-17-2012]

Portable or movable signs, as defined, except where expressly permitted in this article.

Signs that obstruct access. Signs which obstruct free access or egress from a required door, window, or other required exit.

Signs that obstruct view of road signs. Signs that obstruct any approved traffic control device, road sign, or signal from view; interfere with sight distance necessary for traffic safety; or distract from visibility of existing traffic signs or devices.

Signs that confuse traffic.

1. Any sign that uses shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals.
2. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.

Illegal signs. Any sign unlawfully installed, erected, or maintained.

Snipe signs. Signs attached to a utility pole, fence or affixed to a tree except as may otherwise be permitted by this article.

Roof signs. Signs shall not be erected on any part of a building's roof unless there is no practical available wall area on the front of the building to permit the allowed wall sign, in which case the Planning Department may grant an administrative waiver.

Road furniture signs. Signs on street furniture, such as benches and trash receptacles, not including commemorative plaques or engravings not larger than 1/2 square foot.

Fire hydrants. Any sign not attached to a building and erected within 10 feet of a fire hydrant.

Table 7.17.2: Prohibited Signs

Signs in public right-of-way or on City-owned property. Unless otherwise provided in these regulations, no sign, except those established by the City of Lapeer, Lapeer County, state or federal governments shall be located in, project or overhang into any public right-of-way or dedicated easement, or elsewhere on City-owned property except with the consent of the City.

Motor vehicle signs.

1. It shall be unlawful to park, place or store a vehicle or trailer on which there is a motor vehicle sign on private or public property for the purpose of advertising a business or products or for the purpose of directing people to a business or business activity.
2. Presumption. There shall be a presumption that this subsection has been violated if the motor vehicle sign is visible from a street and one or more of the following circumstances exist:
 - a. The motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;
 - b. The motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
 - c. The motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
 - d. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a "front yard" or "side yard," as such terms are defined in this Zoning Ordinance, that abuts a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
 - e. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within 50 feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.
3. Rebuttal of presumption. The presumption set forth in Subsection 2c in this table, above, may be rebutted by evidence showing all of the following:
 - a. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
 - b. The activities in Subsection 1 in this table, above, are being actively undertaken during the period of such parking;
 - c. The activities in Subsection 1 in this table, above, require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and

Table 7.17.2: Prohibited Signs

d.	The activities in Subsection 1 in this table, above, are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.
Unsafe signs. Any sign or sign structure which the Building Official has determined:	
1.	Is structurally unsafe;
2.	Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
3.	Constitutes a hazard to safety or health by reason of blocking views;
4.	Is capable of causing electric shock to a person who comes in contact with it;
5.	Is unlawfully installed, erected, or maintained;
6.	Is located in public street or utility right-of-way, except where expressly permitted herein;
7.	Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights; or
8.	Does not meet applicable requirements of any adopted City Building Code.
Search lights , as defined.	

**§ 7-17.05. Schedule of Sign Regulations: property used for nonresidential purposes.
[Amended 9-26-2013; 4-17-2017; 12-19-2022]**

The following table includes regulations for permanent nonresidential signs. All sign regulations in this table shall apply without regard to the content or message of the sign, provided that nothing herein shall prohibit regulations based on size, height, location, illumination, or duration:

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Wall sign (see § 7-17.06A)	Total surface area of all wall signs placed on the front, side or rear of a building shall not exceed the lesser of 10% of the area of the front face of the building or tenant space, or 3 square feet for each lineal foot of building frontage or tenant space	Must not exceed maximum building height in district. Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Must not extend beyond the ends of the wall on which it is attached. Sign may not be more than 12 inches thick, measured from the wall on which it is attached.
Awnings and canopies	Lettering shall not project above, below or beyond the physical dimensions of the awning or canopy.	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	Not permitted under awning or canopy, except for gas station canopy. Building-mounted lighting may indirectly illuminate the area above or below the awning or canopy.	Individual letters shall not be larger than 15 inches from top to bottom.
Directional signs	4 square feet per sign	4 feet maximum	Permitted	Determined by City Building Official

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Monument signs (see § 7-17.06B)	Areas zoned CBD-1: 20 square feet per side; 40 square feet total. Other areas: 56 square feet per side; 112 square feet total.	8 feet maximum	Permitted	1 per each side of parcel facing a street
Poster panel signs (sandwich signs, A-frames) (see § 7-17.06C)	7 square feet per side; 14 square feet total	3.5 feet maximum	Not permitted	—
Business center sign, including multiple tenant commercial or shopping centers and multiple tenant office buildings	64 square feet per sign face; 128 total square feet for both sides	Areas zoned CBD-1: 10 feet maximum. Other areas: 16 feet maximum.	Permitted	1 per business center. Individual businesses are not allowed to have individual monument signs. Must meet sign requirements.
Window signs	Not more than 25% of surface of window	N/A	Not permitted, except for LED sign	N/A
Projecting signs (see § 7-17.06D)	8 square feet per side; 16 square feet, total	Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Only permitted in the CBD-1 zoning districts. 1 per business, provided not within 20 feet of another projecting sign.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Rear entry signs	Wall sign: 6 square feet; Projecting sign: 6 square feet per side; 12 square feet total.	Bottom of sign must be a minimum of 8 feet above the ground or sidewalk	Permitted	1 per business
Marquee signs (see § 7-17.06E)	10% of the wall, up to maximum of 100 square feet	Must not exceed building height in district. Must not be higher than building. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	1 per parcel
Billboards (see § 7-17.06F)	175 square feet per side; 350 square feet total	See § 7-17.06F(2).	Permitted	Only allowed in the I-2 Zoning District. Must be on property fronting an expressway or state trunk line highway.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Interstate corridor signs (see § 7-17.06G)	200 square feet per side (total signage = 400 square feet) with a maximum of 2 sides permitted. 250 square feet for two businesses and an additional 50 square feet for each business (tenant) thereafter and not to exceed 400 square feet each side.	20 feet for single tenant. 30 feet for multiple tenant	Permitted - internal and concealed only. Spotlighting is not permitted.	1 per every 1,000 linear feet, up to 2 sign structures per lot/parcel within 200 feet of I-69. Must be on property which is adjacent to the I-69 right-of-way.
Electronic or manual changeable message signs (see § 7-17.06H)	24 square feet	Per type of sign as listed above	Permitted	1 per parcel

§ 7-17.06. Additional provisions for Schedule of Sign Regulations in Table 7.17.3.**A. Wall signs.**

- (1) Materials required. All wall signs of an area greater than 50 square feet shall have a surface or facing of noncombustible material.
- (2) Limitation on placement. No wall sign shall cover wholly or partially any wall opening.
- (3) Supports and attachments. All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails.

B. Monument signs. [Amended 5-17-2012]

- (1) Material required. Every monument sign over 50 square feet in total surface area shall have a surface or facing of noncombustible material.
- (2) Letters, etc. to be secured. All letters, figures, characters or representations in cutout or irregular form, maintained in conjunction with, attached to, or superimposed upon any

sign shall be safely and securely built or attached to the sign structure.

- (3) Anchorage and support. All monument signs shall be securely built, constructed and erected upon posts sunk at least 42 inches below the surface of the ground and embedded in concrete. A lightning-grounding device shall be provided.
 - (4) Base. A monument sign must be mounted on a solid base constructed of masonry or other similarly durable material that matches or complements the material on the main building. The base must be at least 75% of the sign width, not to exceed 12 feet wide by three feet thick.
- C. Poster panel (sandwich board, A-frames) signs. Poster panel signs may be placed only within the CBD-1 and CBD-2 Zoning Districts at the public entrances to businesses, on either private property or the public sidewalk, subject to the following requirements:
- (1) Clearance for pedestrians. The sign shall be located a minimum of two feet from the edge of the curb and must be located so that at least a five-foot wide sidewalk is maintained between the sign and the building wall for pedestrian traffic flow and safety.
 - (2) Number. There shall be only one sign permitted for each building address for which there is provided a separate entrance, regardless of the number of tenants in the building.
 - (3) Storage. Each sign shall be placed outside only during the hours when the business is open to the general public, and shall be stored indoors at all other times. Any sign which is found to be not in compliance with this requirement may be confiscated by City Code Enforcement officials. A second violation will result in loss of the sign permit for a period of one year.
 - (4) Hazard. A portable sidewalk sign (includes but is not limited to Poster Panel signs) shall not occupy or obstruct the use of any fire lane or required off-street parking. Any sign which creates a visual or safety hazard may be ordered to be removed by the Police Chief.
 - (5) Maintenance. All sign frames shall be constructed of a weatherproof material and shall be kept in good repair.
 - (6) Businesses not fronting on Nepessing Street. Poster panel signs for downtown businesses not fronting on Nepessing Street are permitted to be placed on Nepessing Street corners subject to the following provisions:
 - (a) One directional sidewalk sign is allowed per corner, representing multiple businesses if necessary.
 - (b) The sign shall be placed in a location that does not interfere with other signage or features in the vicinity.
 - (c) All other provisions of the Sign Ordinance shall be complied with.
 - (7) Permit. No poster panel sign shall be placed on display without the owner first obtaining a permit from the City of Lapeer. See table 7.17.3 for more information on poster panel signs.

- (8) Quality. All sign faces shall be professionally created in conformance with the specifications for sidewalk signs adopted by the City of Lapeer Downtown Development Authority.

D. Projecting signs.

- (1) Construction. Every part of a projecting sign, with a total surface area greater than 10 square feet, shall be constructed of noncombustible material.
- (2) Movable parts to be secured. Any movable part of a projecting sign, such as the cover of a service opening, shall be securely fastened by chains or hinges.
- (3) Thickness limitation. The distance measured between the principal faces of any projecting sign shall not exceed 18 inches.
- (4) Projection over public property. No projecting sign may project beyond the property line unless approved by the City.
- (5) Bracing, anchorage and supports. Projecting signs of a greater total surface area than 10 square feet or 50 pounds in weight shall not be attached to nor supported by frame buildings nor the wooden framework of a building. All projecting signs shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces.

E. Marquee signs.

- (1) Material required. Every marquee sign, including the upright supports and braces thereof, shall be constructed entirely of noncombustible materials.
- (2) Bracing, anchorage and supports. Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods or braces.

F. Billboards.

- (1) Minimum lot size. Such signs shall be allowed on premises with a minimum total area of one acre and a minimum dimension of 200 feet on any one side (based on the deed or recorded legal description).
- (2) Height. Such signs shall comply with the height limitations and with the front, rear, and side setback provisions of the I-2 zoning district.

G. Interstate corridor signs (ICS). **[Added 4-17-2017]**

- (1) Placement. All Interstate Corridor Signage (ICS) must be located along Interstate-69 (I-69) and shall be no closer than a distance that is equal to or greater than the height of the sign (20 feet to 30 feet) and set back from the interstate right-of-way (ROW). An ICS 20 feet tall or less must maintain a minimum distance of 20 feet from the I-69 ROW. The interstate ROW includes all entrance and exit ramps on to I-69. Setbacks from the I-69 ROW may be more restrictive as deemed necessary by the Michigan Department of Transportation (MDOT). An ICS must be within 200 feet of the property

line that borders the interstate ROW unless deemed otherwise by MDOT.

- (2) Additional permitting. MDOT may require permitting for any sign structures that are within 3,000 feet of an interstate, freeway, or highway; as regulated by the Michigan Highway Advertising Act (Act 106). It is recommended that such permitting be applied for through MDOT before applying for a sign permit through the City of Lapeer. If MDOT does not require a permit for the proposed sign, documentation stating such shall be provided and submitted with the sign application to the City of Lapeer.
 - (3) Location. An ICS can only be applied for on properties that are zoned B-2. The property must border the I-69 ROW. An ICS is an additional sign structure for properties that meet the standards of this section and are not considered to be part of a cumulative total for overall signage allowed on an applicable piece of property.
 - (4) Setbacks. An ICS must be more than 300 feet from all residentially zoned properties, including properties adjacent to the subject parcel and/or across a public ROW.
 - (5) Proximity. An ICS shall be a minimum of 1,000 feet apart from each sign with no more than two per lot. ICS placement must maintain a minimum of 500 feet apart from all other ICS structures on adjacent properties or across a public ROW.
 - (6) Accessory. All ICS and sign structures are accessory to a building or use on the same property. At least one building or structure that houses a principal business or use must be located on the same property as the interstate corridor sign.
 - (7) Multi-tenant. A ICS that advertises two or more businesses. Square footage and height may be increased on an ICS (per Table 7.17.3) by allowing multiple tenants to advertise. The following requirements apply to signs hosting third-party tenants:
 - (a) Participating tenants of an existing or proposed ICS structure must apply for a sign permit through the Building Department with a valid lease for signage space and/or written permission from the ICS structure owner.
 - (b) The tenant of an ICS must be a legal licensed business on property within the City of Lapeer and adjacent to the I-69 ROW property line, except as prohibited in this section. Tenants on adjacent properties that do not share a property line along the I-69 ROW must be all of the following:
 - (c) A legally licensed business or use in the City of Lapeer, no more than 3,000 feet from the I-69 ROW.
- [1] A business or use that shares a property line with the property the sign is located on. The following areas have been designated to allow for tenant signage. Signage of a business on an ICS must be located in these quadrants on a structure within the same quadrant as listed below:
- [a] South of Turrill Road, north of I-69, and east of M-24 up to 3,000 feet from the ICS within the City limits.

- [b] North of I-69 up to 3,000 feet from the ICS within the City limits, west of Baldwin Road and east of the country drain, Farmers Creek.
- [c] South of I-69 up to 3,000 feet from the ICS, east of M-24 up to 3,000 feet of the ICS within the City limits.
- (d) The closest ICS structure must be used whenever possible or, if no space is available, an ICS structure within 3,000 of the tenant's business can be used for the tenant's sign as it complies with the quadrants depicted in § 7-17.06G(7)(b). It is required that businesses sharing a common vehicular entry should share an ICS structure whenever possible to limit confusion of the particular location of the business.
- (8) Design. ICS shall only be one or two-sided. V-shaped signs, similar to typical billboard designs, are permitted, given both sides are visible and legible from the interstate ROW and not exceeding a ninety-degree angle. The void/back of a V-shaped sign and the back of a one-sided sign must be of acceptable materials that match the base or exterior/visible materials of the main sign structure. Supporting structure (poles, beams, cross-bracing, etc.) for the ICS shall be enclosed within the sign structure and material cladding.
- (9) Proportions. An ICS shall not be less than five feet in height and cannot exceed more than 30 feet in width, as measured across the face of the sign.
- (10) Base. Any ICS structure that has signage more than 18 inches above grade must provide a designated base between the bottom(s) of the display signage that extends to grade. The base shall be clad with permitted materials that match or complement the main building(s) that the sign structure is designed to be used for. The base must, at a minimum, meet the width of the display signage.
- (11) Materials. Noncombustible, durable materials are required on all ICS structures. Materials similar to finished metal, stone, brick or a combination of such are examples of materials that meet this requirement. Materials that rust, stain, fade, oxidize, peeling and/or crack as a result of the natural environment, the sign owner shall provide information and apply such prevention measures as necessary or be discouraged.
- (12) Protrusions. Lettering and other materials to be secured to an ICS shall be designed to deter the buildup of debris, snow, bird nests, and other foreseen maintenance issues that could cause obstructions or safety issues and compromise the stability and functionality of the sign and sign structure over time. Curved surfaces of protruding elements are required. Any vertical or horizontal surface attached to the face of an ICS shall protrude no more than two inches beyond the face of the sign structure or surface.
- (1) Safety. Any shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals

and/or materials that would be considered to be a distraction to motorists and other types of transportation are prohibited. Materials that are susceptible to variations of fatigue [as noted above in Subsection G(11), Materials, and Subsection G(12), Protrusions] pose a safety hazard, and it is required that documentation of preventive measures be listed as part of the submission of the ICS permit as it pertains to wind speeds, snow load, corrosion and/or other engineering and stability factors.

H. Changeable message signs.

- (1) Such sign shall be part of a monument sign only and shall be subject to the area, height, and placement requirements for a ground sign in such location as otherwise permitted under this chapter.
- (2) Changeable message signs are not allowed on property in a residential zoning district or on property zoned Central Business District.
- (3) The changeable message portion of such sign shall not exceed 24 square feet, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter. **[Amended 5-17-2012]**
- (4) In addition to the general requirements for sign maintenance, all changeable copy signs shall bear a legible message, other suitable display or be left blank. Electronic devices, when not in use, are to be left blank and unlighted. Any lighted or electronic changeable message sign in which the electrical or lighting components are operating in an erratic, broken or damaged fashion shall be turned off or removed.
- (5) The sign shall not include animation and the message on the sign may change a maximum of four times per minute. At all other times the sign message and background must remain constant.
- (6) Exceptions:
 - (a) Time and temperature displays are exempt from Subsection H(1) above.

§ 7-17.07. Signs in residential districts.

A. Signs in residential areas not requiring a permit. Ground and wall type signs are permitted in residential zoning districts as defined in this chapter without a permit and subject to the following conditions:

- (1) Temporary, on-premise signs related to property occupancy or availability, subject to the following conditions:

- (a) ⁵No sign may be erected within a public right-of-way, nor in such manner on private property as to create a sight restriction for automotive traffic.
 - (b) No such sign shall be lighted or otherwise artificially illuminated.⁶
 - (2) Dwelling Nameplate. One small, non-illuminated, identification sign per dwelling, up to 2sq ft..
- B. Signs in residential areas requiring a permit. Ground and wall type signs are permitted in residential zone districts as defined in this chapter with a permit and shall satisfy the following conditions:
- (1) One, temporary, on-premise sign identifying a residential development under construction or sale, permitted until all lots within the project are sold. This sign may not exceed a total surface area of 64 square feet nor an overall height of 10 feet, the lower edge of which shall not be less than 18 inches above the surrounding ground level. No such sign or billboard shall be erected or maintained within 100 feet of any occupied residence unless the written consent of the owner and occupant of such residence is first obtained.
 - (2) Single-family and multiple-family residential developments. Any person owning or operating any single-family or multiple-family residential development may erect a monument sign in accordance with the provisions of § 7-17.06B, bearing the name of the development, such sign not to exceed 24 square feet in area and not to exceed an overall height of six feet above the ground level, which sign shall be made of noncombustible material and may be lighted during the hours of darkness. No more than one sign may be erected for each development entrance. **[Amended 9-26-2013]**
 - (3) Signs accessory to public use or institutions. **[Amended 9-26-2013]**
 - (a) Institutions housing governmental functions and utilities of the City, county or state or any subdivision thereof, are permitted to erect a monument sign in accordance with the provisions of § 7-17.06B. Such signs, when of a permanent nature, shall be constructed of noncombustible material and shall meet all the requirements of this chapter, except as provided hereafter:
 - [1] There shall be not more than one sign.
 - [2] Such signs shall be set back from the lot line at least 1/3 of the distance from the lot line to the nearest building, but need not be set back more than 100 feet from the property line.
 - [3] No sign shall exceed 20 square feet in area, unless the sign is located more than 50 feet behind the property line, then said sign may be increased by five additional square feet for each additional 10 feet of setback, but in no event shall such sign exceed 50 square feet in area.
 - [4] Maximum height shall be eight feet.
 - [5] The sign may include an electronic message board area in accordance with 7-17.06H, provided that the sign is located along arterial streets as shown in the City Master Plan, which may be found on the City website.

- In the case of such signs in nonresidential zoning districts, the signs must comply with the requirements for the district in which they are located.
-

§ 7-17.08. (Reserved)⁷

§ 7-17.09. General requirements for all signs.

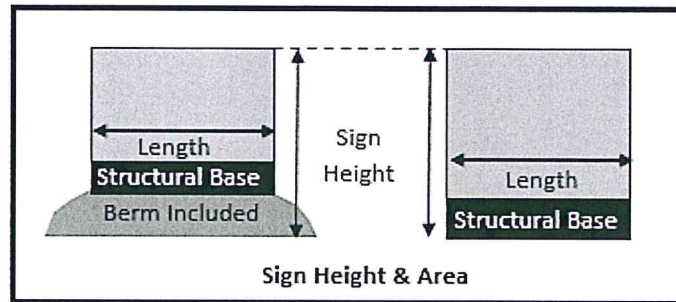
- A. Wind pressure and dead load requirements. Ground, projecting, wall and marquee signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of surface area and shall be constructed to receive dead loads as required elsewhere in the City Building Code.⁸
- B. Illumination. All illumination shall be concentrated on the area of the sign or landscape feature so as to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices, and wiring shall be installed in accordance with the National Electrical Code. Any signs shall be of a wattage of not to exceed 60 watts per bulb. No lights shall be permitted in excess of 60 watts per bulb, and in no instance shall such light be located as to be hazardous to traffic.
- C. Obstructions to doors, windows and fire escapes. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
- D. Signs not to construct a traffic hazard. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, in such manner as to interfere with, mislead or confuse traffic.
- E. Clear vision area. No sign shall be located within, project into, or overhang the corner clearance area as defined in § 7-14.05 of this chapter.
- F. Face of sign shall be smooth. No nails, tacks or wires shall be permitted to protrude from the

1. Editor's Note: Former § 7-17.08, Parking area signs, was repealed 12-19-2022 by Ord. No. 2022-05.

2. Editor's Note: See Ch. 8, Buildings and Building Regulations.

front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.

G. Measuring sign height. [Amended 12-19-2022]



- (1) The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
- (2) Sign height shall not be measured from an area of the ground that has been built up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g., the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).

H. Measuring sign area. [Amended 9-26-2013]



- (1) Sign area shall be measured as the square footage of the sign face and any frame or other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed. The measurement of the sign shall include the entire graphic the sign is located on. [Amended 12-19-2022]
- (2) When a sign consists solely of lettering or other sign elements printed, painted or mounted on a wall of a building without any distinguishing border, panel or background, the calculation for sign area shall be measured by enclosing the most protruding edges

of the sign elements within a parallelogram or rectangle.

- (3) The area of a double-faced monument sign shall be computed using only one face of the sign, provided that: the outline and dimensions of both faces are identical; and the faces are back to back so that only one face is visible at any given time.
- (4) Window sign regulation shall not include season drawings or other graphics not related to signage. **[Amended 12-19-2022]**

I. City official may periodically inspect signs for compliance. **[Added 12-19-2022]**

§ 7-17.10. Legal nonconforming signs.

- A. Any sign legally existing at the time of adoption of these regulations which does not comply with all provisions shall be considered a legal nonconforming sign and may be permitted to continue if the sign is properly maintained and not detrimental to the health, safety and welfare of the community. **[Amended 5-17-2012]**
- B. Subject to exceptions below, any legal nonconforming signs may be continued in operation and maintained after the effective date of these regulations, provided that the signs shall not be: **[Amended 5-17-2012]**
 - (1) Structurally altered so as to extend their useful life;
 - (2) Expanded;
 - (3) Moved to another location on the original site or on a different site;
 - (4) Reestablished after damage of more than 50% of the value at the time of such damage or destruction;
 - (5) Modified in any way that would increase the degree of nonconformity of such sign.
- C. When a sign or sign structure is removed or destroyed, replacement signs and sign structures must comply with the current standards, except for the purpose of sign maintenance or repair: **[Added 5-17-2012]**
 - (1) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair, not to exceed 50% of the current market value of the existing sign structure.
 - (2) In order to preserve the nonconforming sign status, the person removing the sign must inform the Building Official in writing before the sign is removed. If the responsible party fails to provide written notification, any re-erected sign will be considered a new sign.
- D. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such a sign.
 - (1) An obsolete sign and its supporting structure shall be removed by the property owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises within 10 days after written notice

from the Building Official.

- (2) A sign which is in conformity with the other provisions of these regulations may remain in place if such sign is obscured by the use of a blank panel attached within the frame of the sign and shall be permitted to remain for a period not to exceed 120 days.
 - (3) Where a successor to an inactive business agrees, within 30 days of the date of written notice by the Building Official, to maintain the sign as provided for by these regulations, this removal requirement shall not apply, provided that the existing sign and structure conforms to all current sign requirements.
- E. All portable signs, except those specifically permitted by these regulations, that exist on the effective date of these regulations, shall be removed immediately upon the enactment of these regulations.
 - F. Any illegal nonconforming signs that exist on the effective date of these regulations shall be removed immediately upon the enactment of these regulations and shall be replaced by signs that conform to these regulations.

§ 7-17.11. Administration.

- A. No sign, permanent or temporary, shall be erected, structurally altered or relocated, except as otherwise provided in these regulations, without review and approval from the City of Lapeer Building Department.
- B. Application. The application, on a form provided by the City of Lapeer Building Department, shall contain the proposed location of the sign, the name and address of the sign owner and of the sign erected, the name and address of the owner of the business and of the property if different from that of the sign owner, drawings and/or sketches showing the design and location of the sign, the estimated cost of construction and any other information as the Building Official may require to ensure compliance with these regulations and with other ordinances of the City.
- C. Staking of signs proposed location. The location of a proposed sign shall be staked by the property owner. The Building Department will use the staked location to determine compliance with required setbacks set out in these regulations before issuing a sign permit.
- D. Permit required. For all signs requiring a permit, a sign permit application shall be applied for with the City of Lapeer Building Official. The Building Official will approve a sign permit application that clearly conforms to the requirements of these regulations. If the sign is situated in the public right-of-way, the applicant must obtain a license from the City and must possess adequate liability insurance.
- E. Fees. All permit fees for signs shall be as established by the Lapeer City Commission.
- F. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within six months after the date of the permit.
- G. Exceptions. The following shall not require a sign permit:
 - (1) The changing of the image or message on an approved painted or printed

sign, on a theater marquee and on similar approved signs which are specifically designed for the use of replaceable copy.

- (2) Painting, repainting, cleaning or other normal maintenance or repair of a sign or a sign structure, unless a structural change is made.
- H. Certificate of compliance. All signs shall require a final inspection and the issuance of a certificate of compliance from the Building Department. The property owner shall notify the Building Department immediately upon erecting the sign to request the final inspection.

§ 7-17.12. Appeals. [Amended 12-19-2022]

Any person aggrieved by any decision or order of the Building Official in connection with any dimensional or location provision of these regulations may appeal to the Board of Zoning Appeals within 30 days of the decision or order (See § 7-22.06).



ITEM G-3

Meeting Date: March 2, 2026
Department: City Manager's Office
Requestor: Mike Womack, City Manager
Agenda Item: Bodman PLC - Attorney Billing, Labor Misc. February 18, 2026

RECOMMENDATION (motion):

Approve the Bodman Attorney Billing, Labor Misc. February 18, 2026, for an amount not to exceed \$1,311.75, and authorize the finance director to process payment.

AGENDA ITEM INFORMATION:

On or about December 15, 2025, the Mayor brought a proposed engagement letter from Bodman law firm to the City Commission for approval. The City Commission motion to approve reads as follows:

To approve the engagement letter with Bodman PLC for limited labor and employment counsel, authorizing the Mayor to execute the agreement on behalf of the Commission, for an amount not to exceed \$10,000.

Per the memo prepared for that engagement letter, the representation by Bodman was to advise the Commission on a labor-related issue. The engagement letter provided to the Commission identifies the client for the legal representation as:

Our client in this Matter will be the City of Lapeer and not any employees, partners, agents, shareholders, members, owners, subsidiaries, parent companies, affiliates, or other persons related or affiliated with the Company".

Per the Mayor's attached undated letter, the engagement of the special labor counsel was:

The scope of representation would be restricted solely to advising the Commission on labor-related issues associated with this personnel matter.

The City staff received the attached billing, dated February 18, 2026, from Bodman requesting payment for \$1,311.75 for work rendered, however, staff are unable to pay the requested amount at this time as doing so would violate our internal money control and purchasing/payment policies. Since no staff participated in any discussions or work with Bodman, nor was any person identified to work with the Bodman on behalf of the Commission or to pay the bills sent by Bodman, staff request further direction from the Commission:

1. First, staff are unable to verify that the work billed for has actually been completed. As far as staff are aware, the Commission has not directed Bodman to complete any specific work, nor has it verified that any work thus requested has been worked on or completed.

2. Second, while the City Manager, as the chief administrative officer of the City has Charter authority to pay any appropriate bills, due to staff's inability to verify the work completed and also the general nature of the legal work completed, I would be more comfortable with the Commission specifically naming another person under C 4-10(I-J) to be authorized to pay the attached bill after verification by the Commission.

Budgeted Amount:	\$10,000	Funds Requested:	\$1,311.75
Funding Source:	Other Legal Services	CIP Project #:	
	101-266-826.100	Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	1	Budget Amendment Attached:	
Explanation:			



ITEM J-1

To: Mayor and City Commission
Date: March 2, 2026
RE: Boards & Commissions Appointments

MAYORAL APPOINTMENT

BOARD OR COMMISSION	MEMBER NAME	CURRENT TERM EXPIRES	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Income Tax Board of Review	Vacancy	Dec 1, 2028	3 Year		Awaiting Recommendation
Local Development Finance Authority	Vacancy	Aug 1, 2027	4 Year		Board Recommends Reappointment
Local Officers Compensation Commission	Vacancy	Oct 1, 2030	5 Year		Awaiting Recommendation

COMMISSION APPOINTMENTS

BOARD OR COMMISSION	MEMBER NAME	EXPIRATION	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Board of Review	Vacancy - Alternate	Jan 1, 2029	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy Vacancy	Jun 1, 2027 Jun 1, 2028	3 Year		Awaiting Recommendation
Prison Liaison Committee	Vacancy	Apr 1, 2028	3 Year		Awaiting Recommendation
Zoning Board of Appeals	Vacancy Vacancy – Alternate Vacancy – Alternate	Apr 1, 2026 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation



ITEM K-1

Planning Commission Annual Report 2025

Section 19 of the Michigan Planning Enabling Act requires the Planning Commission to submit a report annually to the legislative body on "...its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development". This report represents the City of Lapeer Planning Commission's 2025 Annual Report to the City Commission.

Membership

The City of Lapeer Planning Commission is a Nine-member board. Members are appointed on 3-year terms.

Planning Commission Members	Term Expiration
Austin Kelly (Chairperson)	Aug 1, 2026
Doug Roberts (Vice Chairperson)	Aug 1, 2026
Audrey Brady	Aug 1, 2027
Joshua Atwood	As City Commission Representative
Catherine Bostick-Tullius	Aug 1, 2028
Marty Johnson	Aug 1, 2026
Jeff Pattison	Aug 1, 2027
Deborah Marquardt, Mayor (Secretary)	As Mayor
Mike Womack, City Manager	As City Manager

Planning and Zoning Activities – 2025

The Planning Commission held 10 regular meetings in 2025 and one joint meeting with the City Commission. During those meetings, it reviewed:

- **Special Land Use Requests (4)**
 - Vacant Davison Rd. Parcel – Telco Hut. (Approved w/conditions)
 - 1500 Summit St. – Tri-City Hot Dogs. (Approved w/conditions)
 - 1022 W. Genesee St. – MDHHS. (Approved)
 - 1428 Imlay City Rd. – Taylor Auto. (Approved)
- **Site Plan Reviews – (4)**
 - 1313 Imlay City Rd. – Midstate Well Drillers. (Approved w/conditions)
 - 936 S. Main & 947 Baldwin Rd. – Aspen Dental. (Approved w/conditions)
 - 1022 W. Genesee St. – MDHHS. (Approved w/conditions)
 - Vacant Davison Rd Parcel – Telco Hut. (Approved w/conditions)
- **Site Plan Extensions (2)**
 - 480 W Nepessing St. – Woodchips Mixed-Use Building. (Approved)
 - 3123 John Conley Dr. – Urgent Design. (Approved)
- **Rezoning (2)**
 - 606 N. Saginaw St. – OS-1 Office Service to B-1 Neighborhood Business. (Recommended approval)
 - 4 E. Nepessing St. – B-2 General Business to CBD-1 Central Business District. (Recommended approval)

- **Text Amendments (1)**
 - Various topics Sections 7-13, 7-15, 7-16, 7-17. (Recommended Approval)
- **Other Business**
 - 2026-2031 Capital Improvement Program (Approved)
 - 920 DeMille Rd. – E&L Towering. – Overhead door facing public street, Planning Commission wavier. (Approved)
 - Master Plan 5-Year Review, determined a full update is necessary. Master Plan Update project to occur in 2026 with ROWE Professional Services.

Training Log

The Training Policy for the City of Lapeer Planning Commission was updated in 2023, and it does not require members to attend a specific number of trainings, but it requires the city to provide at least two training opportunities to board members during each calendar year. In 2025 the city provided training on Community Partnerships at the joint meeting in August, which the Planning Commission attended. Additionally, at each Planning Commission meeting, staff updates the Commission on upcoming virtual or in-person training opportunities organized by Michigan Association of Planners and other similar groups. The Planning Commission has a training budget each year which is intended to be used by Planning Commission members for these events.

In 2026, one training priority will be exploring the best approach to allow for business-friendly signage requirements while maintaining a high level of quality for all new signage and corridor improvements.

Economic & Marketing Polices

In 2021 the City of Lapeer adopted Economic & Marketing Strategies. The following table summarizes the status of high priority strategies within the document.

Strategy	Responsible Party	Priority	Status
Downtown			
Create and capitalize on a physical environment that is engaging and inviting to families.	DDA	High	Ongoing
Build a family-friendly brand that is Historic Lapeer.	DDA	High	Ongoing
The City of Lapeer has a prominent and successful downtown with attractive historic character.	DDA Planning Dept.	High	Ongoing
Will partner with the Lapeer Area Chamber of Commerce, Lapeer County, Center for the Arts, and Lapeer Development Corporation to foster economic development.	DDA, Planning Dept. City Manager's Office	High	Ongoing
Continue to review new uses and regulate accordingly.	DDA Planning Dept.	High	Ongoing
Quality of Life			
Watch and review local and regional use trends to anticipate desired new uses in the community.	Planning Dept.	High	Ongoing
Designate areas for office and light industrial that support the high level of market demand in the City in proper locations to minimize adverse impacts on remaining development.	Planning Dept.	High	This Strategy may need to be re-evaluated given changes in demand for office and light industrial space.
Continue to advertise the City of Lapeer is a quality place to live and work.	City Manager	High	Ongoing
View of Development			
Review the Zoning Ordinance so the desired design standards are in place regarding building appearance, landscaping, and other design-oriented goals.	Planning Dept. Planning Commission	High	Zoning Ordinance Review completed in 2022. Additional amendments were completed in 2025.

Planning and Zoning Goals for 2026

The Planning Commission will continue to review rezoning, special land use, and site plan review requests as provided for in the Zoning Ordinance. Additional goals for 2025 include:

- Continue to maintain “RRC Certified” level of compliance. Complete the RRC re-certification process.
- Master Plan update project, finalize updated master plan or make significant progress in the update process.
- Continue to actively identify flaws in the zoning ordinance and address those flaws through text amendments.
- Seek feedback from site developers, architects, local builders, or other knowledgeable parties on preferred exterior building materials and general trends on this topic.



Downtown Development Authority

February 19, 2026

Lapeer Main Street DDA.

- Downtown Development Authority:
 - The DDA held their annual board retreat in Downtown Farmington on January 31. The focus of this year's retreat was spending time going through the 6 goals outlined in the 5-year strategic plan and identifying a timeline for projects within the plan. The strategic plan has been updated to reflect these priorities and timelines.
 - The DDA Executive Committee met to begin work on the 2026/2027 DDA Budget.
- Michigan Main Street Program/Michigan Downtown Association
 - Michigan Main Street
 1. I hosted a site visit with members of the MEDC's Region 6 Technical assistant team the end of January. During this visit we discussed opportunities available through the MEDC and brought them up to speed on focus areas in the DDA and what our priorities are as outlined in our Strategic Plan.
 2. The next round of Match on Main Grants through the MEDC and Michigan Main Street will go live in March with the application window closing in Mid-April. The Match on Main program is a \$25,000 reimbursement grant with a focus on shovel ready projects that activate underutilized or vacant space and create jobs within the Downtown.
 3. Michigan Main Street will have their Winter Director training/workshop on Thursday, February 26th in Lansing. I'll be attending this workshop. It will focus on preparing for some major Main Street events in 2027 and provide a timeline for some of the 2026 service and programs.
 4. Mindy and I are registered for the Annual Main Street NOW Conference which will take place in Tulsa Oklahoma April 13 - 15
 - Michigan Downtown Association
 1. February 18, I joined MDA director Dana Walker and Midwest Strategy Group in Lansing to meet with state legislators regarding Mi PA57. This is the law that covers DDA and TIFA boards. In total we met with 7 key legislators on the importance of communities using MI PA57 as a guide, following the law as it is laid out, and discourage one off bills that would open up the law and benefit single communities.
 2. The MDA's annual advocacy day in Lansing will take place on March 3.
 1. This is The MDA's annual meetings with legislators to advocate for resources and support of Michigan's downtowns. It's an opportunity to make introductions (especially important this year with new legislators) and an opportunity to talk about issues facing our communities.
 2. The MDA's annual Spring workshop will take place on Wednesday March 4th in East Lansing. The day will be filled with educational and networking opportunities for downtown stakeholders. Topics include: Re-evaluating Events, Planning for the Future, Thoughtful Interior and Exterior Design, Intro to Historic Preservation & Architecture, Fundamentals for Thriving Downtowns, Learning from Your Mistakes.

- a. Registration for the conference is \$150.00

Business Development - Economic Vitality

- Business Recruitment/Retention and Support
 - Mindy Schwab and myself met with Chris from the Fire Department and are working on a plan to implement a Fire Extinguisher service day in the Downtown. We are planning on Wednesday, April 29 from 9:00am to 4:00pm. Business owners and property owners would be able to bring their extinguishers to the pavilion for service and inspection. This would create a potential savings for business owners by eliminating the usual service call fee. Business owners would still be responsible for the service fee.
 - I'm working on confirming dates and times for two workshops offered by the SBDC for downtown business owners. This would include Market Research and Human Resources. These could be offered in person or virtually depending on the level of interest that we receive.
 - Current Empty storefronts and available properties include:
 - 18 E. Nepessing St. – City Owned property – Empty, not currently for sale
 - 350 N. Court Street – 2nd/3rd Floor office space available
 - 606 N. Saginaw Street – multiple units – recently rezoned to allow for retail
 - 10 E. Nepessing St. – Previously Flannagan's
 - 324 W. Nepessing Street – Under new ownership
 - 306 Genesee St. – In front of Gerlach's Bowling Center
 - 279 N. Court Street – Old Register of Deeds
 - Businesses Opening
 - 240 W. Nepessing St. – Grace and Butter Bakery (Fall opening) They have requested that the DDA does the Ribbon cutting for their grand opening.
 - 240 W. Nepessing St. - Serenity Massage and Wellness
 - Businesses Moving within the Downtown
 - Hall of Frames – Will be relocating to a Nepessing Street Store Front connected to Beyer's Furniture. Currently this space is utilized by Stones Throw Theater.

Placemaking - Design:

- Submissions for this year's Hometown Hero Banner program are now full. The submission window opened on February 2nd at 9:00am and we were full by 11:30am that same day.
- The Placemaking committee met on February 17 and reviewed the timeline identified at the board retreat for Fund Development Projects. They'll begin work on identifying a plan for downtown flower planters at upcoming meetings. March's meeting (March 17) will be utilized to walk the downtown and identify locations for bike racks, planters, and discuss other potential design options moving forward.
- The committee discussed the bike racks outlined in our Vibrancy Grant and has identified a style that would hold 4 bikes vertically instead of horizontally. These would take up less space. Cost per bike rack is about \$2000 plus shipping. We have \$7000 budgeted for bike racks in our grant. This will allow us to potentially get up to 3 new bike racks for downtown.

Outreach – Organization & Promo and Marketing:

- Members of the outreach committee met with Leigh Young from Michigan Main Street on February 12th and outlined a plan for a fund development campaign. The campaign will have a goal of \$5000 for this year and focus on downtown planters and repairs/replacement of the downtown clock. The committee also looked at a communication plan for an annual giving campaign and will meet again on March 12th at 7:45am.
- This year's sponsorship package has been updated (attached) and has also been loaded into the See My Legacy platform which will allow us to seek sponsorships online and allow for online payments if desired.
- DDA Online (social media, Website)

- Social Media:
 - Facebook
 - Followers = 8237 followers on Facebook
 - 88,582 Views in the last 28 days
 - Engagement = 4409
 - 56 New Followers in the last 28 days
 - 163 Shares
 - Instagram
 - Followers = 1203
 - Views = 84 in the last 28 days

Special Events:

- The Chocolate Walk took place on Saturday February 7th. This inaugural event saw solid success and an overall positive reaction. Retail businesses saw increases in sales, in some cases 20% or more over a standard Saturday in the Winter. Food based businesses did not see a big increase but did hold steady. The DDA office which served as a starting location for the event welcomed over 100 visitors for the day, including several from communities outside of Lapeer County who had never visited Lapeer previously.
- Planning for 2026 Special Events is underway. Proposed 2026 Special Events include:
 - Tentative Dates:
 - **Car Cruise – May 4 – Sept. 8**
 - **Ladies Night Out – May 8, Nov. 13**
 - **Summer Concert – June 11 – Aug. 6**
 - **PorchFest – July 18**
 - **Sidewalk Sales – July 24/25**
 - **Back to the Bricks – July 31**
 - **Mi Downtown Day – Sept. 26**
 - **Ghost Tours – Oct. 2 & 3**
 - **Treat Walk – Oct. 24**
 - **Christmas Fest – Dec. 4 – 5**
 - **Chocolate Walk – Feb. 6 2027**
 - The DDA will also explore partnering with other groups for upcoming events and also explore adding a book festival, collaborating with a local author for 2027

Partnerships:

- City of Lapeer - Lot 9 Parking Lot rebuild:
 - The City continues planning for the work to be done to Parking Lot #9 and Park Street. I am continuing to work on obtaining sidewalk and street easement agreements signed by property owners in the work area, allowing the City to complete sidewalk, grading, and street repairs on their property within the construction area.

Administrative:

- I have provided the Lapeer Development Corporation with a draft contract and employment description for the assistant director position with the goal of having the final draft ready to be reviewed at our February Meeting. This will be provided to board members prior to the meeting.

James Alt
 Lapeer DDA Executive Director,
 810-728-6598
james@lapeerdda.com

CITY OF LAPEER, 576 LIBERTY PARK, LAPEER, LAPEER COUNTY, MICHIGAN 48446

N-1

2026 MEETING DATES

In accordance with the Open Meetings Act, MCL 15.261 et. Seq., notice is hereby given that every meeting of the City Commission, Boards, Authorities and Commissions of the City of Lapeer shall be open to the public. Notice is further given that the following City Commission, Boards, Authorities and Commissions are regular meeting dates for 2026. A public notice of each special or rescheduled meeting will be posted at least 18 hours prior to the time of the meeting.

<u>Board/Commission</u>	<u>Location</u>	<u>Time</u>	January	February	March	April	May	June	July	August	September	October	November	December
City Commission 1st & 3rd Monday of each Month	Commission Chambers	6:30 P.M.	5, 20	2, 17	2, 16	6, 20	4, 18	1, 15	6, 20	3, 17	8, 21	5, 19	2, 16	7, 21
Cemetery Board 3rd Thursday of October	Mt. Hope Cemetery Building	2:00 P.M.	--	--	--	--	--	--	--	--	--	15	--	--
Downtown Development Authority 4th Wednesday of each Month	Commission Chambers	8:00 A.M.	28	25	25	22	27	24	22	26	23	28	25	23
Economic Development Corp (EDC) & Tax Increment Finance Auth (TIFA) 1st Wednesday as Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	7	4	4	1	3	3	1	5	2	7	4	2
Housing Commission 3rd Thursday of each Month	City Hall - 2nd Floor Conference Room	4:00 P.M.	15	19	19	16	21	18	16	20	17	15	19	17
Local Development Finance Authority (LDFA) 1st Tuesday March/June/Sept/Dec As Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.			3			2			1			1
Park Board 1st Wednesday in November	Commission Chambers	6:30 P.M.	--	--	--	--	--	--	--	--	--	--	4	--
Planning Commission 2nd Thursday of each Month	Commission Chambers	6:30 P.M.	8	12	12	9	14	11	9	13	10	8	12	10
Zoning Board of Appeals 4th Monday of each Month As Needed	Commission Chambers	6:30 P.M.	26	23	23	27	25	22	27	24	28	26	23	28

Address of the above locations are as follows:

Commission Chambers City Hall, 576 Liberty Park
City Hall - 2nd Floor
Conference Room City Hall, 576 Liberty Park
Mt. Hope Cemetery 1230 Park Street

Romona Sanchez, CMC, MiPMC3
City Clerk

City of Lapeer
576 Liberty Park, Lapeer
Lapeer County, Michigan 48446
(810) 664-5231



MAT. TRANS.

To: City Commission
Date: March 2, 2026
RE: Material Transmittals

1. Planning Commission Meeting Minutes – January 8, 2026.
2. Lapeer Housing Commission Meeting Minutes – January 15, 2026.
3. Michigan Municipal League – Local Government 101.
4. America 250 Meeting – Agenda & Notes – December 8, 2025.
5. America 250 Meeting – Agenda & Notes – January 12, 2026.

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JANUARY 8, 2026**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, January 8, 2026 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly and Commissioners Mike Womack, Jeramy Hing, Catherine Bostick-Tullius, Jeff Pattison, Marty Johnson, Audrey Brady and Josh Atwood.

Members Absent: Vice Chair Doug Roberts.

Also Present: Rowe Professional Services Company Planning Consultant Ben Keller and Recording Secretary Kimberly Hodge.

Chair Kelly called the meeting to order at 6:30 p.m.

AGENDA APPROVAL

275 2026 1-8 Agenda Approval

Motion by Bostick-Tullius. Seconded by Atwood.

To approve the agenda for the January 8, 2026 meeting as presented.

Ayes: Commissioners Kelly, Womack, Hing, Bostick-Tullius, Pattison, Johnson, Brady and Atwood.

Nays: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

MINUTES

276 2026 1-8 Meeting Minutes

Motion by Pattison. Seconded by Brady.

To approve the minutes of the regular meeting held on November 13, 2025 as presented.

Ayes: Commissioners Kelly, Womack, Hing, Bostick-Tullius, Pattison, Johnson, Brady and Atwood.

Nays: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

Wesley Weber, 2788 Berkshire Drive, expressed concerns with the proposed Brookwood North development including the homes being used for MSHDA low-income housing, plans by the developer to build the homes to be used as rentals and his opposition to the City approving any tax incentives for the developer.

Alex Houghtaling, 327 Law Street, expressed his concerns and opposition to the proposal to purchase and utilize Flock cameras in the City and County.

PUBLIC HEARINGS SCHEDULED

Rezoning – 888 Baldwin Road – R-2 to B-2

Planning Consultant Keller reviewed the request from TJ Rittgers LLC to rezone 888 Baldwin Road from R-2 Single-Family Residential to B-2 General Business. Keller reviewed aerial photos of the subject site and surrounding area and uses, the existing single-family residential home on the site, the zoning map and the Future Land Use Map designation for the site of Commercial – General Business. Keller also reviewed the standards of approval and staff findings for the request and the conceptual site plan submitted showing the intent to renovate the home into office space. Keller reported the site will be required to go through the site plan review process and briefly reviewed items shown on the conceptual plan including parking, corner lot setbacks and curb cuts.

Discussion was held on the existing number of curb cuts, requiring closure of the existing curb cuts, the existing hedge row along Harrison Street, parking standard waiver options, traffic at the intersection of Harrison Street, West Street and Baldwin Road, the need for a left turn signal for traffic turning onto northbound S. Main Street, uses permitted in the B-2 General Business District and whether the previous in-ground pool structures have been properly removed or filled in.

Chair Kelly opened the public hearing at 6:54 p.m.

Cory Mabery of Davis Land Surveying stated the new curb cut was located as far away from the intersection as possible on the site, that the existing circle drive will not be utilized and that the full site plan will include more details on parking and setbacks. Mabery stated the size of the site limits potential uses and that residential is not a practical use for the site.

There being no further comments, the public hearing was closed at 6:56 p.m.

277 2026 1-8 Rezoning – 888 Baldwin Rd. – R-2 to B-2

Motion by Womack. Seconded by Bostick-Tullius.

To recommend the City Commission approve the request by TJ Rittgers LLC to rezone 888 Baldwin Road Parcel #L20-94-801-040-00 from R-2 Single-Family Residential to B-2 General Business because the request meets Standard #1 in Section 7.23.06.(b) for approval of a rezoning.

Ayes: Commissioners Kelly, Womack, Hing, Bostick-Tullius, Pattison, Johnson, Brady and Atwood.

Nays: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Text Amendments – Section 7-17 – Signs

Keller reported he met with representatives of the Chamber of Commerce and the Downtown Development Authority for feedback on the proposed amendments which resulted in clarification on the amendments, however, no policy-based changes.

Keller briefly reviewed proposed amendments to the following Articles:

7-17.01 – Intent;
7-17.02 – Signs Not Requiring a Permit;
7-17.03 – Temporary Signs;
7-17.04 – Prohibited Signs;
7-17.05 – Schedule of Sign Regulations;
7-17.06 – Additional Provisions for Schedule of Sign Regulations;
7-17.07 – Signs in Residential Districts;
7-17.09 – General Requirements for All Signs; and
7-17.11 – Administration.

Discussion was held on enforcement of temporary signs, researching the size of a typical political sign and the potential need to increase the maximum permitted size of a temporary sign not requiring a permit.

278 2026 1-8 Text Amendment – Schedule Public Hearing

Motion by Kelly. Seconded by Pattison.

To schedule a Public Hearing at 6:30 p.m. on February 12, 2026 for consideration of proposed text amendments to Zoning Ordinance Article 17.

Ayes: Commissioners Kelly, Womack, Hing, Bostick-Tullius, Pattison, Johnson, Brady and Atwood.

Nays: None.

Absent: Commissioner Roberts.

MOTION CARRIED.

Pole Signs and Wall Signage

Discussion was held on potential text amendments to address at a future date concerning the restriction on pole signs and increasing wall signage maximum area requirements. Discussion included the potential for limiting the height and increasing design elements of pole signs, visibility issues of monument signs, researching pole sign requirements of other communities, current maximum area standards for wall signage and allowing each exterior wall area of a business or tenant space to be included in the maximum wall signage area calculation.

CORRESPONDENCE

The Development Activities Report was noted as submitted.

TRAINING

Keller provided information on an upcoming virtual training session on Planning and Zoning Toolkit for Inclusive Design.

COMMISSIONER COMMENTS

Commissioner Pattison reported he participated in the Transforming Corridors with Housing virtual training session.

Commissioner Atwood inquired on requirements for banner/flag signs.

Commissioner Womack commented that the Planning Commission is making good progress on ordinance amendments to make the City more business friendly.

ADJOURNMENT

There being no further business, Chair Kelly adjourned the meeting at 7:32 p.m.

MEETING ADJOURNED

Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JANUARY 15, 2026**

A regular meeting of Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, January 15, 2026 at 4:14 p.m.

Members Present: Chair Jim Mikus, Vice Chair Kerri Roberts and Commissioners Valarie Miller and Lisa Lie.

Members Absent: Commissioner Robin Chesnutt.

Also Present: Executive Director Denise Soldenski, Housing Grant Administrator Shelley Lincoln and Housing Manager Janelle Jackson.

Chair Mikus called the meeting to order at 4:14 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner Miller to approve the minutes of the meeting held on December 18, 2025 as presented.

Yeas: Commissioners Mikus, Roberts, Miller and Lie.

Nays: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the Monthly Financial Report as presented.

Yeas: Commissioners Mikus, Roberts, Miller and Lie.

Nays: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Housing Manager Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Roberts and supported by Commissioner Lie to ratify the monthly bills paid as follows: 1) Riverview Towers LLC Checking; 2) Riverview Towers LLC Reserve for Replacements; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing choice Voucher; and 5) Contractor Payments as presented.

Yeas: Commissioners Mikus, Roberts, Miller and Lie.

Nays: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

Executive Director Soldenski updated the commission on the Riverview Towers Maintenance Worker position replacement.

COMMISSIONER COMMENTS

There were no commissioner comments.

STAFF REPORTS

Executive Director

Soldenski reported the public hearing on the Annual PHA Plan for fiscal year beginning 7/1/2026 will be held at the March meeting, that bids for the Riverview Towers generator replacement will be presented at the February meeting and that the new fire panel has not yet been installed.

ADJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:19 p.m. **MEETING ADJOURNED.**

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman



Local Government 101

February 23, 2026

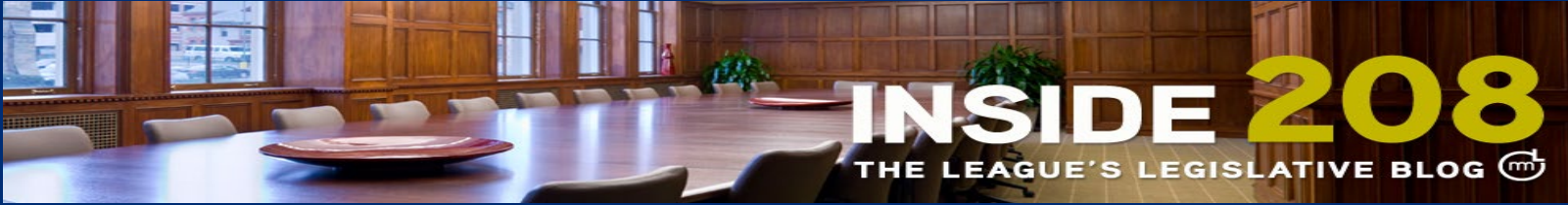
Christopher J. Johnson
General Counsel
Michigan Municipal League



We love where you live.

1. About the MML

The Michigan Municipal League is dedicated to making Michigan's communities better by thoughtfully innovating programs, energetically connecting ideas and people, actively serving members with resources and services, and passionately inspiring positive change for Michigan's greatest centers of potential: its communities.



- Advocacy:
- Read our Advocacy Blog – Inside 208
- It contains up to the minute legislative news!
- Written by the MML's State and Federal Affairs Team:
- John LaMacchia II, Director; Jennifer Rigterink, Assistant Director; Herasanna Richards, Legislative Associate and Dave Hodgkins, Legislative Associate

League Resources Include:

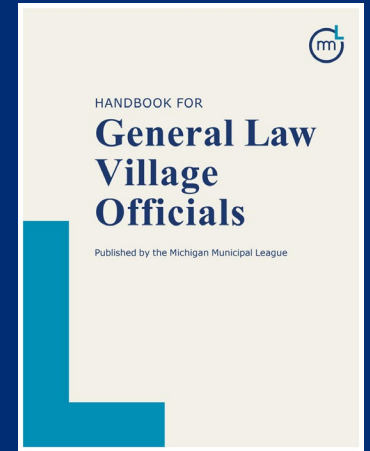
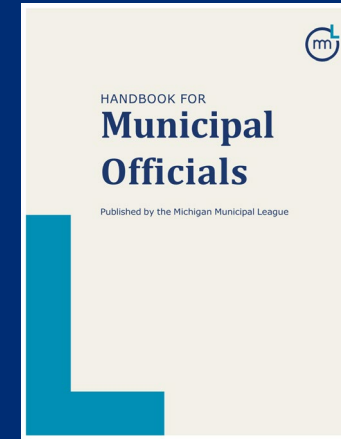
Inquiry Service —

Please contact us (734-662-3246, info@mml.org) with questions on local government operations—we provide customized research and have a wealth of resources

One Pager Plus Fact Sheets -- 70 + and counting!

League Resources Include:

- Local Government Primers
 - Handbook for Municipal Officials
 - Handbook for General Law Village Officials



Sample documents in the Resource Library

Ordinances (from Abandoned property to Zoning)

Policies (personnel policies, council rules, evaluations, purchasing policies, ethics policies, etc.)

2. An Introduction to Michigan Local Government

- What are the origins of local government?
- What are its powers, forms and functions?
- What are the roles of the council, mayor, and administration?

Local Government Authority

Constant evolution... and interpretation via

Legislation – some statutes empower, some constrain

Court opinions re: statutes and constitution

Public opinion

Types of Local Governments in Michigan

- *Counties -Delegated powers only (83)
- *Cities – Home Rule, 4th Class, 5th Class, SC (280)
- *Villages – General Law and Home Rule (253)
- *Townships – General Law and “Charter” (1240, inc. 138 charter townships)
- *Special Purpose Units – e.g. school districts, ISDs, authorities

Ordinance = Statute

local legislative act

law or act

local unit

state and federal

City of Lapeer Charter

The organization of the city's government is found in Chapter 4 of the Charter.

The roles and responsibilities of the mayor and city commission are also spelled out in Chapter 4 of the Charter.

City of Lapeer Charter

- Section C-4.6 of the charter spells out the various responsibilities of the administrative staff.
- The city manager's role is specifically stated in that section as well.

City of Lapeer Charter

Section C-4.7 has set forth the relationship of the commission to the administration.

There are specific prohibitions in this section that the mayor and commissioners must pay attention to.

Remember...

Your limitations.

The city is not responsible for other units of government.

3. Your Role...and why it is important

Understanding your role is the key to how successful you
and the city will be.

Knowing your role will help your community succeed!

City Commission

- Policy-making body for the city
- Responsible for long and short-term goal setting
- Responsible for adopting budget and any capital improvement plan
- May only act as a body, through resolutions and ordinances
- The council can, and should, adopt rules and procedures

City Commission

- Commission Members may only act as a commission.
- Individual members of the commission should not be directing staff or interfering with day-to-day operations of the city. You are just one member. See Section C-4.7 of the charter.
- A majority of the commission is necessary to provide direction to administration.

Responsibilities of the Mayor or Presiding Officer

- Acknowledge members wishing to speak
- Be courteous to members of the body and to the public
- Enforce fairly the rules of the body
- Enforce fairly the public comment portion of meetings

Responsibilities of the Mayor or Presiding Officer

- If a question from the public may be simply answered, go ahead. The council or other public body, however, is under no obligation to respond to questions during the public comment portion of a meeting.
- Resist debate during public comment portion of a meeting. Presiding officer may state, “Your comments are noted. Thank you.”

You are not free to advocate in front of boards you appoint members to...

- Courts have overturned decisions of a zoning board of appeals when an appointing authority (city council member) advocates a position to the ZBA.
- The court ruled that it was too coercive to the ZBA members. *Barkey v. Nick*, 11 Mich App 381 (1968)

Think about the kind and content of communication with administrators.

- What information do you need? (Critical infrastructure; budget priorities; where do we buy the pencils?)
- If the information is important to you, it should be important to all of the members.
- Playing “Gotcha” does not build healthy personal relationships with fellow commission or staff members.

Think about the kind and content of communication with your fellow commission members

- As I mentioned before, you need to act as a body. That means that you need to win over your fellow members to accomplish your goals.
- You need to extend courtesies to each other. You must give respect to receive respect.

Ethics Considerations

- Appearance
- Appearance
- Appearance
- Appearance
- Appearance

Ethics Considerations

- **Institute for Local Government** sets 4 tenets of ethical conduct for public office to reduce ethical and legal dilemmas from arising:
- **Do not** financially benefit from position
- **Do not** receive special benefits by virtue of position

Ethics Considerations

- Do not be secretive in decision-making
- Do not let favoritism or bias cloud decision-making

Ethics

“What you have a right to do
... does not equal
what is right to do.”

Potter Stewart, former US Supreme Court Justice

Ethics and Social Media

While social media may be a good tool to communicate with the public, great care needs to be taken that individual council members do not represent their personal views as the views of the city.

As we discussed, you are one member of the council, not the city council.

A recent U.S. Supreme Court decision has set criteria for when your personal social media becomes a public forum. Please check with the city attorney for guidance on this question.

4. Michigan Sunshine Laws

Part 1 – Freedom of Information Act

Better known as FOIA

A Scandal...

Watergate (1974)



There was a Response...

The Michigan Legislature enacts...

The **Freedom of Information Act** in 1976

The **Open Meetings Act** in 1976

Both act were effective in 1977

Policy of the Freedom of Information Act:

It is the public policy of this state that **all persons**, except those incarcerated in state or local correctional facilities, **are entitled to full and complete information regarding the affairs of government and the official acts of those who represent them as public officials and public employees, consistent with this act.**

The people shall be informed so that they may fully participate in the democratic process.

Courts literally quote this language. (See Rataj v City of Romulus, COA, 9-23-14)

What must the city provide?

A “public record,”

which is: a “writing” which is prepared, owned, used, in the possession of, or retained by a public body in the performance of an official function, from the time it is created.

And what is a “writing”?

“Writing” means handwriting, typewriting, printing, photostating, photographing, photocopying, and every other means of recording, and includes letters, words, pictures, sounds, or symbols, or combinations thereof, and papers, maps, magnetic or paper tapes, photographic films or prints, microfilm, microfiche, magnetic or punched cards, discs, drums, hard drives, solid state storage components, or other means of recording or retaining meaningful content.

Why we have a broad definition of “document”?



The significance?

“Writing” = paper/email/text/voice mail/entries on a mobile data terminal

Your Basic Requirements of FOIA:

- Appoint FOIA Coordinator. This will be the person who will actually be responding to the FOIA request. Individual councilmembers DO NOT respond to FOIA requests.
- Reasonable Access / Reasonable Protection

Basic Requirements of FOIA:

- 5 days to respond, with a 10 days extension
- You don't have to create or compile a document that does not exist

Some Public Records Are Exempt from Disclosure Under FOIA

- Common FOIA Exceptions:

- bids (until a bid is selected);
- test questions / answers;
- tentative bargaining agreement
- Crime Victim Rights Act

Some Public Records Are Exempt from Disclosure Under FOIA

Common FOIA Exceptions:

Attorney-Client Privilege – must be a record that is between an attorney and client (city) containing privileged advice of a legal nature or client confidences. Includes all agents or employees of the city who are authorized to act or speak for the city in relation to the subject matter of the communication.

(Hubka v Pennfield Twp, 197 Mich App 117 (1992), 443 Mich 864 (1993)).

Common FOIA Exceptions:

A frequently used exemption to withhold records from disclosure is invasion of privacy.

For this exemption the information must meet a two-part test (see *Mager*):

1) information must be personal (reveals intimate or embarrassing details of an individual's private life, or confidential information relating to a person e.g. employees' addresses and phone numbers (but see *ESPN v MSU*))

2) release of it must not help the public understand the operation of the gov't entity

If the information is not “of a personal nature” it is subject to disclosure w/o considering the second part of the test.

Exemption: Invasion of Privacy

Personnel records, for other than law enforcement, including salary and performance reviews, **are generally not exempt**.

E.g. Where a parent requested a copy of a teacher's personnel file

(Bradley v Saranac Comm. Schools Bd. of Educ., 455 Mich 285 (1997))

Information regarding medical, counseling, and psychological records and social security numbers is exempt

Exemption: Police Records

- 1) **Investigative records** compiled for law enforcement purposes – **must show that release would interfere with law enforcement proceedings**
- 2) **Records re operational plans**, communication codes, covert law enforcement officers, informants; or personal information re officers, active or retired, or their families – **generally exempt**
- 3) **Personnel records** – **generally exempt with some exception**

- This was science fiction...



In 1976

- This was also science fiction!



Today and Tomorrow's Technology

- Remember: FOIA was passed in 1976
- There was no such thing as email, text messaging, social media etc.

Today and Tomorrow's Technology

- E-mail clearly falls within the definition of “writing” . . . which brings it within the definition of a “public record”.
- So.....any e-mail which “is prepared, owned, used, in the possession of, or retained by a public body in the performance of an official function” would be subject to FOIA.
- Voice mail?
- Computer e-mail from home?
 - 1) Your personal computer
 - 2) Your personal smart phone

Today and Tomorrow's Technology

- A significant case is *Howell Education Association v. Howell Board of Education*
- This case provided a new concept known as purely personal communication
- The most important take away of the case is **the content of the message is more important than where the message is stored**

Additional FOIA Resource Materials

MML FOIA Resource Packet - available via the MML website www.mml.org – click on “Resources & Research” then “Jump to Fact Sheets” then “Freedom of Information Act”.

Michigan Municipal Law, chapter 5 “Sunshine Laws and Local Government” by Steven Mann and Ronald Liscombe; published by ICLE in 2012, updated July 2018.

Michigan Sunshine Laws Continued...

Part 2 – Open Meetings Act

OMA

Remember how we got here-

Watergate



Open Meetings Act:

- *The actual language in the statute is:
- *MCL 15.262(a) which reads: “**Public body**” means any state or local legislative or governing body, **including a board, commission, committee, subcommittee,** authority, or council, that is empowered by state constitution, statute, charter, ordinance, resolution, or rule to exercise governmental or proprietary authority or perform a governmental or proprietary function; a lessee of such a body performing an essential public purpose and function pursuant to the lease agreement; ...

Policy of the Act:

- The **basic intent of the Act** is to strengthen the right of all Michigan citizens to know what goes on in government by requiring public bodies to conduct nearly all business at open meetings.
- **The Judicial View Is Consistent!**
- E.g.: “We do not countenance the use of strained legalisms or evasions to undermine the intent of the OMA to promote open and responsible government.”
(People v Whitney (1998))

Basic Requirements:

- Unless there is a specific statutory exception, all **meetings** of a public body shall be open to the public.
- All **decisions** of a public body shall be made at a meeting open to the public.

A Meeting Is...

- “Deliberation” has been defined by courts to mean any discussion toward a decision.
- “...the act of *carefully considering* issues and options before making a decision or taking some action...” *Ryant v Cleveland Twp*, 239 Mich App 430 (2000)

Is it a Meeting? Sub-quorum Committees

- In some instances public bodies have divided into multiple subcommittees, met in private and then provided advice to the public body. Michigan courts have used the theory of “constructive quorum” to hold that this violates the OMA.
- “Constructive quorum” = the court infers or implies that there was an actual quorum.
- A Key: Is the committee operating with the delegation of authority to perform a governmental function?

One on one conversations

- *St. Aubin v. Ishpeming City Council*, 197 Mich App 100 (1992)
- Mayor had individual conversations with all of the councilmembers regarding the performance of the city manager.
- The mayor and all of the city councilmembers meet in the office of the city manager a half hour before the regularly scheduled meeting.

Basic Requirements – Notice/Minutes

- ❑ **Regular meetings - post a list** within 10 days of the first meeting of the new calendar or fiscal year. Additional posting for each regular meeting is not required...but if there is a change in the schedule, it must be posted within 3 days. Please note: If you have a website, you must post these notices on the website.
- ❑ **Special meetings and rescheduled regular meetings require 18 hours notice.**
- ❑ **Minutes must be kept of all meetings.** Date, time, place, members present, members absent, any decisions made, purpose(s) of any closed session that is called, and all roll call votes taken.

Basic Requirements - Public Comment

- Citizens have the right to address the meeting, and to tape or video record it
- The governing body may establish reasonable rules
- A person may only be removed from a meeting due to a breach of the peace committed at the meeting

Basic Requirements - Public Comment

- ❑ The governing body may limit citizens' comments to a public comment portion of the meeting
- ❑ and restrict the amount of time an individual may speak....and when the public comment occurs (beginning, middle or end of meeting)
- ❑ You cannot set a limit on the total amount of time. (See OAG 5218 of 1977; *Lysogorski v Charter Township of Bridgeport, COA 2003*)

Closed Sessions – Calling It, Closing It

- First, there must be an open meeting; then a motion, second and adoption of the motion to go to closed session—
- a majority vote is required for a closed session for 1) discipline, personnel evaluation, etc. of official/employee, or 2) for collective bargaining.

Closed Sessions – Calling It, Closing It

The other four exceptions require a 2/3 vote by roll call.

The **roll call vote and the purpose** for calling a closed session are entered into minutes of the open meeting. Include the specific section of the act in the motion to go to closed session.

Closed Sessions – When Permitted

1) IF requested by the named person, there may be one to consider dismissal, suspension or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer or employee.

Closed Sessions – When Permitted

- 2) For strategy and negotiation sessions connected with negotiation of a collective bargaining agreement, if requested by either negotiating party.
- ❖ Only if you are actually in negotiations or starting some time soon.
- ❖ But can strategize and build consensus. (See *Moore v Fennville Bd. of Educ.*, 223 Mich. App.

Closed Sessions – When Permitted

3) To consider purchase or lease of real property up to the time an option to purchase or lease of that property is obtained. Note that sale is not covered.

(See 1979-1980 Mich. OAG No. 5284, pg. 389 The opinion reasons that it is advantageous to publicly “disclose all information concerning the proposed sale so that other prospective purchasers may have an opportunity to present additional offers.”)

Closed Sessions – When Permitted

4) To consult with an attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the municipality's litigation or settlement position.

Generally, "pending" means after a suit is filed in a court. This exception does not apply to pre-litigation settlement discussions unless an alternative dispute resolution process is being used (e.g. mediator, arbitrator).

Closed Sessions – When Permitted

- 5) To review and consider contents of an application for employment or appointment to public office if the candidate requests that the application remain confidential.*
- Interviews by a public body for employment or appointment to public office must be held in an open meeting.

Closed Sessions – When Permitted

- 6) To consider material exempt from discussion or disclosure by state or federal statute – e.g. exempt under FOIA.

□ Examples:

- ❖ a written (not oral) opinion by your municipal attorney, due to attorney-client privilege under FOIA (be careful that the discussion remains on the topic of the opinion) *Mr. Sunshine v. Delta College Board of Trustees*, 2022 WL 12073432
- ❖ An appraisal for the period of time it is exempt under FOIA
- ❖ Security plans (if exempt under FOIA)

Closed Sessions – Minutes

- ❑ The OMA requires a separate set of minutes.
- ❑ The clerk or a designated secretary of the public body takes the minutes.
- ❑ The minutes may only be disclosed if required by court order in a civil action (even if person requesting closed session waives or withdraws request).
Thus, the minutes are exempt from FOIA.

Closed Sessions – Minutes

- ❑ The public body may meet in closed session to discuss the minutes of a closed session
- ❑ The minutes may be destroyed one year and one day after approval of the minutes of the regular meeting at which the closed session was approved.
(includes an audio tape)

Closed Sessions – Are Confidential!

- ❑ When a member reveals what happened or what was said in a closed session...
 - ❖ “...a member of a public body who discloses closed session minutes to the public in violation of section 7(2) risks both **criminal prosecution and civil penalties** under the OMA” (OAG 7061 of 2000, emphasis added)
 - ❖ Can this be extended, to disclosure of not only the minutes, but also information that was discussed? **Arguably yes.** The AG was only asked about the minutes; and some municipal attorneys argue that the intent is to prohibit release of not only the piece of paper, but the content.

Closed Sessions – Are Confidential!

Violation of ethics ordinance (if adopted and if covered)

Violation of council rules or code of conduct (if adopted and if covered)

Violation of a charter provision (if covered)

Violation of Robert's Rules of Order (if adopted) which provides that a member may be censured for violating the confidentiality of an executive session.

Violation of one's loyalty to the municipality – Oath of office

Violation of the State Ethics Act (potentially, re prohibition against divulging confidential information)

OMG! Did I Just Violate the OMA?

- OR -

The OMA vs the iPhone

Or... when 1976 Laws collide

With current technology



Technology Trap



Technology Trap



The Technology Trap

- **Deliberating can also be done electronically.**
- Both Emails and texting can be a violation of the OMA. For example, a city council member comes up with a great idea. The council member shares this idea with the entire council by way of an email. Then the other members of the council start replying via the “Reply All” feature of the email system.
- **See the problem?**

The Technology Trap

- Social Media also falls in this category!
- Example: Council Member 1 (of a 5 person Council) takes to her Facebook® Page to champion a great new idea. (Assume the idea relates to their role as a Council member.) Council Member 2 does not like this great new idea and replies with a post of her own. Two days later, Council Member 3 agrees with Council Member 1 and posts a reply.
- See the problem?

The Technology Trap

In my examples, NONE of the procedural requirements of the OMA are followed.

Consequences of a Violation

The action in question may be invalidated. Under the OMA, the AG, county prosecutor, or any person (which includes news media) may bring a civil action in circuit court to challenge the validity of the action taken by the public body.

Consequences of a Violation

Per the Attorney General, “[a] public official who disseminates closed session minutes to the public in violation of this act...risks criminal prosecution and civil penalties.” (OAG No. 7061, 2000)

Consequences of a Violation

The OMA also provides for criminal misdemeanor penalties against any public official who intentionally violates the act. (90 days and \$1,000 for the first offense; up to 1 year and \$2,000 for the second).

At a press conference by our current Attorney General:

- Attorney General Nessel was asked why people would be motivated to follow the law if no one is there to enforce it.
- “What I will say to you all publicly today, if you have those cases, if you have those instances where you see flagrant violations of these statutes, you should absolutely bring them to the attention of my office, because we take this very seriously, and there’s a reason why I’m out here going county to county to county all over the state,” she said. The Alpena News 10/30/19

COVID – 19 Strikes...

- Governor Whitmer issues the Stay at Home Order EO 2020-21 which was followed up by a number of Executive Orders
- Governor Whitmer also issues orders allowing virtual meetings with EO 2020-15 which was followed up by several more Executive Orders

COVID – 19 Strikes...

- The Michigan Supreme Court has issued two very important decisions with respect to a Governor's powers during an emergency.
- These decisions covered the Emergency Powers of the Governor Act adopted in 1946 and the Emergency Management Act adopted in 1976.

COVID – 19 Strikes...

- The Court ruled that the 1976 EMA requires a Governor to receive the consent of the Legislature to extend an emergency beyond 28 days.
- The Court ruled that the 1946 EPGA was an unconstitutional delegation of legislative powers to the Governor.

COVID – 19 Strikes...

- Since this decision of the Court, the Legislature passed and the Governor signed 2020 PA 228.
- Virtual meetings were allowed for any reason until March 31, 2021. After that time, there were exceptions for locally declared emergencies and health related issues until December 31, 2021.
- ***Contact your legislator!***

Chris Johnson's 1st Rule of Public Service:

- “It is not fun if you are sitting in jail.”

OMA Resource Materials

- Resource materials include:
- MML *One-Pager Plus Fact Sheet* publications that reference OMA. Go to www.mml.org. Click on “Resources & Publications,” and then “Fact Sheets” then “Open Meetings Act”
- *Michigan Municipal Law*, chapter 5 “Sunshine Laws and Local Government” by Steven Mann and Ronald Liscombe; published by ICLE in 2012, updated July 2018.
- *Open Meetings Act Handbook* by Attorney General Dana Nessel
http://www.michigan.gov/documents/ag/OMA_handbook_287134_7.pdf?20140423173722



Thank You!



AMERICA 250 MEETING AGENDA



DECEMBER 8, 2025

3:00 p.m.

Lapeer Community Center Bldg.
880 S. Saginaw St. Lapeer, MI

TITLE: FIRST MEETING OF THE LAPEER AMERICA 250 COMMITTEE

GENERAL ANNOUNCEMENT: Neither Melissa nor I, or the City of Lapeer are in no way telling you what to do with your group. We thought that an interactive group would be helpful to all concerned. We would like to hear your thoughts on what the city could do.

PURPOSE OF THE MEETING:

This meeting is to gather the principal people/entities that work within the Lapeer Community to organize/coordinate America 250 celebratory activities, events or objects for the year 2026. Note, the activities/events need not be concentrated on one specific day, i.e. July 4th. but encompass activities/events throughout 2026.

AGENDA ITEMS/TOPICS

1. Welcome
2. Prayer
3. Pledge of Allegiance
4. Introductions (Ice Breaker)
5. Introduce ideas – discussion- Maybe break out into groups with similar ideas or plans; brain storming
6. Identify synergistic venues

ACTIONABLE OUTCOMES:

1. Willingness to develop action plan for your group.
2. A plan for your specific interest to attain or raise funds for your project. (I.e. Grants, fundraiser, other?)
3. Next steps and other interested parties.

CLOSING REMARKS:

ADJOURNMENT:

NEXT MEETING:

HANDOUTS: Springboard list of ideas



AMERICA 250 MEETING NOTES



DECEMBER 8, 2025
3:00 p.m.
Lapeer Community Center Bldg.
880 S. Saginaw St. Lapeer, MI

ATTENDEES: Jim Alt, Ron Barnard, Veneita Chapin, Jillian Clark, Linda Glisman, Rick Gualdoni, Linda Gualdoni, Brad Haggadone, Pete Kirley, Rik Krogh, Jill Lyons, Melissa Petrie, Jeanette Osentoski, Neda Payne, Jennifer Watson,

1. The meeting began with a **“Welcome”, a Prayer, and the Pledge of Allegiance.**
2. Three documents were given to everyone: an **Agenda, America 250 “Choosing the Right Projects** for Lapeer, and a **spreadsheet with names** and addresses, phone numbers and emails of those on the America 250 committee.
3. **Introductions:** Everyone introduced themselves with a little information as to why they were present or interested in America 250.
4. **Budget Resources** were discussed.
 - The commissioners of the City of Lapeer will present and vote upon an amount for the budget at the next budget meeting.
 - Jill Lyons, PIX Theater is already in the process of obtaining a grant for a summer America 250 music program.
 - Jennifer Watson (Nipissing Chapter DAR America 250 chair) looking into a grant from the national DAR organization.
 - Others to be announced.
5. **Celebratory Ideas Discussion:** The committee discussed a lot of the topics that were suggested on the handout and used them as a springboard for more ideas. Everyone was very enthusiastic and willing to do something for America 250. **In addition to the list provided, “Choosing the Right Project” (Refer to that list)** These are some of the ideas, thoughts, and comments:
 - DAR will investigate Revolutionary Flags
 - Patriotic Window decorating by businesses downtown- perhaps a contest.
 - Patriot Window “Poser” Contest. This is where someone sits in window posing as a Founding Father. The community visits and votes for their best poser.
 - Painting the benches downtown with a Patriotic red/white/blue theme
 - Dedication of New Flagpole Ceremony (Pete Kirley)
 - Planters downtown planted with red/white/blue annuals, also a flag
 - Cupolas illuminated with red/white/blue lights
 - Veterans Day Ceremony- change the lights to green around town (Pete Kirley)
 - Court House to be illuminated with red/white/blue lights during the summer and on Veterans Day (Jillian Clark -County)
 - Parade (perhaps following PIX concert) with Bag Pipers (Ron Barnard-bag piper)
 - Bag Pipers at our Patriotic events – Veterans Day etc. (Ron Barnard)
 - SAR and Veterans in a parade and event/s

- Fife and Drum for any events (\$1000)
- Children in the parade. Maybe dressed in 18th Century clothing, or decorate you bike in Patriotic things red/white/blue, flags, etc.
- PIX Parking issues- GLTA to help, Churches Lumber may help
- Historical Society is working on the history of Lapeer
- Horse and carriages for our Parade (date to be determined)
- A Paul Revere Impersonator riding a horse in the parade or other times.
- High School band to perform in the parade and other activities
- Lapeer Days Parade Perhaps an America 250 Theme (Neda Payne- Chamber)
- Picnic Downtown to celebrate 250. Must get with restaurants & business downtown, can they provide box luncheons or hot dogs, hamburgers, etc. for a crowd. Can street be safely closed for these events? How many people would want to take part?
- Crampton Park – ice cream and crafts day. Crafts can be Americana themed
- Lapeer 250 T-Shirt Design Contest. Everyone really liked that idea.
- A George Washington Birthday Luncheon. Holly does this every year as a scholarship fundraiser. Many elected officials attend. The menu is always George Washington's favorite food. Ham, potatoes, green beans, rolls w/ butter and Cherry Pie (of course) Jennifer Watson (Nipissing Chapter DAR America 250 chair) is considering organizing this event for her chapter, with approval.
- Church Competition- maybe the churches can compete in some kind of American History or other topic.
- Generations Art
- Boston Tea Party Event April 12th. Maybe an organization will sponsor a Tea or Luncheon commemorating the event.
- Have an event – every month. There are many organizations that could each take a month or a date. Some of the events could be small. Not every event needs to be on a large scale.
- Patriot Dummy/stuffed sculpture contest outside downtown businesses (i.e. some cities have a scarecrow contest outside their establishment)
- Fashion Show- Costumes of 1776. Maybe then and now fashion show. An apparel store may want to sponsor this. DAR ladies have some of 1776 clothing.
- Special America 250 Events from Flag Day (June 14) to July 11 (Fireworks)
- Restaurants could have Historic (18th Century Food and Drink)
- Create a Calendar of Events now and share, add to as events become organized. Include America 250 meeting dates.
- Art – America 250 Patriotic Art competition.
- Buttons-make and sell America 250 buttons to raise money for the Chamber.
- Buttons could be sold within the businesses downtown.
- Flag Poles placed on the East and West side of town by Lapeer Signs and cupola. Also flags to line the street downtown during holidays, etc.
- Revolutionary Period encampment
- Golf cart parade?

6. **Summary:** Wow! The ideas are plentiful and very exciting. You are all very creative! Everyone left on a positive note and requested another meeting soon. More ideas are welcome, especially from those who could not attend the first meeting. However, now we need to nail down what we want to do, what is feasible, and who will take on those responsibilities. Hopefully, at our next meeting we can begin a preliminary action plan. This is so exciting for the city and county. Thank you to everyone for participating and showing such devoted interest in our 250th Anniversary Celebration and Lapeer.
7. **NEXT MEETING: January 12, 2026, 3:30 p.m. We will be in the Rec Center – the same room as before, downstairs #2.**
8. We do not want to exclude or overlook anyone who may want to participate in this committee. If someone you know or have heard from has expressed a desire to be part of this committee or celebration please invite them to our next meeting. Please let me know who you have invited.

See you all in January. God Bless your Christmas Season with Love, Joy, Health, and Prosperity.

Linda Glisman





AMERICA 250 MEETING AGENDA



JANUARY 12, 2026

3:30 p.m.

Lapeer Community Center Bldg.
880 S. Saginaw St. Lapeer, MI

TITLE: LAPEER AMERICA 250 COMMITTEE MEETING 2

GENERAL ANNOUNCEMENT: Neither Melissa nor I, or the City of Lapeer are telling you what to do with your group. We thought that an interactive group and information sharing would be helpful to all concerned. We would like to hear your thoughts on what the city could do.

PURPOSE OF THE MEETING:

This meeting is to gather the principal people/entities that work within the Lapeer Community to organize/coordinate America 250 celebratory activities, events or objects for the year 2026. Note, the activities/events need not be concentrated on one specific day, i.e. July 4th. but encompass activities/events throughout 2026. A concentration of activities from June 14 (Flag Day) until July 11 Fireworks Day.

AGENDA ITEMS/TOPICS

1. Welcome
2. Prayer
3. Pledge of Allegiance
4. Introductions of new members
5. FaceBook page- needs to be created. *Help with this would be accepted.* Please visit the Lilac Project Facebook.
6. **Budgeting items:** Some ideas may be partially funded or fully funded by the city. Commission needs to vote on a budget. What is reasonable? \$10,000 (approximately \$1. Per resident, or more?. Melissa and I will take your ideas to the budget meeting. Continue looking for financial partners/donors. *Unfortunately, the budget meeting has not happened yet.*
7. **Consensus or ideas on city participation.** Flag poles at the East and West side of town by cupola and "Lapeer" signs, permanent sculpture and/or water feature on Nepessing/DDA district, Family picnic in DDA district, Patriot Path.
8. **SHARING INFORMATION:** Reports by Committee Leaders and interested community members: (What has been planned to date, what do you want to share or prepared to share, what do you want to do, where do you need help, etc.)
9. **Goals for our next meeting.** Share plans and vision of your event or activity. Set dates for events or activities. Begin an America 250 Calendar. Post on our FaceBook page.

ANNOUNCEMENTS: AMERICA 250 NEWS:

A traveling America 250 Exhibit is currently in Rochester. The exhibit will be there the week of January 11- January 17.

NEXT MEETING: February 9, 2026

ADJOURNMENT:



AMERICA 250 MEETING NOTES



JANUARY 12, 2026
3:30 p.m.
Lapeer Community Center Bldg.
880 S. Saginaw St. Lapeer, MI

ATTENDEES: Ron Barnard, Carol Brown, Veneita Chapin, Linda Glisman, Rick Gualdoni, Linda Gualdoni, Rik Krogh, Jill Lyons, Melissa Petrie, Jeanette Osentoski, Neda Payne, Ann Schenk, Wes Weber, Boris Yakubchik.

1. The meeting began with a **“Welcome”, a Prayer, and the Pledge of Allegiance.**
2. Two documents were available to everyone: an **Agenda**, a **spreadsheet with names** and addresses, phone numbers and emails of those on the America 250 committee.
3. **Introductions:** New people introduced themselves: Carol Brown, Wes Weber, Boris ...
4. **ITEMS FROM LAST MEETING/PENDING:**
 - a. **Budget Resources** still pending
 - The commissioners of the City of Lapeer will present and vote upon an amount for the budget at the next budget meeting.
 - Jill Lyons, PIX Theater is in the process of obtaining a grant for a summer America 250 music program.
 - Hopefully a grant from the Michigan Realtors Assoc.
5. **WHAT’S IN THE WORKS:**
 - **SCAVENGER HUNT:** Jennifer Watson, Crystal Harnden, and Veneita Chapin (Nipissing Chapter DAR): These amazing ladies put together in a very short time a Scavenger Hunt for kids on February 21, 2026 from 12:00 -3:00 pm. On Nipissing downtown. Of course, Americana themed.
 - **FLAGS & FLAGPOLES:** After the meeting Neda Payne contacted Better Buy Flags. They are very much interested in providing the flags and flagpoles. If we get 2 flagpoles we will get a substantial discount, especially if we let them know asap because they have a couple of flagpoles in stock and we would not have to pay the new 2026 prices. They will do 2 flagpoles for \$2000. That’s a \$600.+ discount.
6. **Celebratory Ideas Discussed at this Meeting:**
 - a. Flagpoles “Better Buy Flags” 1776 flag? (see above)
 - b. June 20th a 16K Rodney Marsalles ????
 - c. Constitution and Bill of Right Billboard
 - d. Library Kiosks
 - e. Scavenger Hunt, Feb 21 (see above)
 - f. DDA – TSHIRTS: Car Cruise Shirts to have the America 250 logo on them.
 - g. DDA- Hometown Heroes & Stories
 - h. DDA- PHONE BOOTH – George Washington to give a speech on a recording beginning in February.
 - i. Lapeer Symphony June 25
 - j. ARTWORK: Lapeer, Boris & wife to submit an idea and a place
 - k. Downtown Benches painted red, white and blue.
 - l. Framed portraits of George Washington and Abraham Lincoln for City hall and schools.
 - m. Farmer’s Market on Picnic Day- Let Denise Richards know
 - n. Inform Farmer’s Market people to get red, white, blue items for sale.
 - o. Art Teachers need to be contacted. See what they have planned do they want help?
 - p. Have a Garden or Street Front contest with flowers- red, white and blue theme.
 - q. Photos of the signers of the Declaration of Independence.
 - r. Have a Gala, contact the Historic County Courthouse Commission- Laura Barnard to see if they are willing to do such an event. Period clothing, music, etc.

7. **MIND TICKLER-RECAP:** This is a recap of ideas discussed at the January meeting.

- DAR will investigate Revolutionary Flags
- Patriotic Window decorating by businesses downtown- perhaps a contest.
- Patriot Window “Poser” Contest. This is where someone sits in window posing as a Founding Father. The community visits and votes for their best poser.
- Painting the benches downtown with a Patriotic red/white/blue theme
- Dedication of New Flagpole Ceremony (Pete Kirley)
- Planters downtown planted with red/white/blue annuals, also a flag
- Cupolas illuminated with red/white/blue lights
- Veterans Day Ceremony- change the lights to green around town (Pete Kirley)
- Court House to be illuminated with red/white/blue lights during the summer and on Veterans Day (Jillian Clark -County)
- Parade (perhaps following PIX concert) with Bag Pipers (Ron Barnard-bag piper)
- Bag Pipers at our Patriotic events – Veterans Day etc. (Ron Barnard)
- SAR and Veterans in a parade and event/s
- Fife and Drum for any events (\$1000)
- Children in the parade. Maybe dressed in 18th Century clothing, or decorate you bike in Patriotic things red/white/blue, flags, etc.
- PIX Parking issues- GLTA to help, Churches Lumber may help
- Historical Society is working on the history of Lapeer
- Horse and carriages for our Parade (date to be determined)
- A Paul Revere Impersonator riding a horse in the parade or other times.
- High School band to perform in the parade and other activities
- Lapeer Days Parade Perhaps an America 250 Theme (Neda Payne- Chamber)
- Picnic Downtown to celebrate 250. Must get with restaurants & business downtown, can they provide box lunches or hot dogs, hamburgers, etc. for a crowd. Can street be safely closed for these events? How many people would want to take part?
- Crampton Park – ice cream and crafts day. Crafts can be Americana themed
- Lapeer 250 T-Shirt Design Contest. Everyone really liked that idea.
- A George Washington Birthday Luncheon. Holly does this every year as a scholarship fundraiser. Many elected officials attend. The menu is always George Washington’s favorite food. Ham, potatoes, green beans, rolls w/ butter and Cherry Pie (of course)
- Church Competition- maybe the churches can compete in some kind of American History or other topic.
- Generations Art
- Boston Tea Party Event April 12th. Maybe an organization will sponsor a Tea or Luncheon commemorating the event.
- Have an event – every month. There are many organizations that could each take a month or a date. Some of the events could be small. Not every event needs to be on a large scale.
- Patriot Dummy/stuffed sculpture contest outside downtown businesses (i.e. some cities have a scarecrow contest outside their establishment)
- Fashion Show- Costumes of 1776. Maybe then and now fashion show. An apparel store may want to sponsor this. DAR ladies have some of 1776 clothing.
- Special America 250 Events from Flag Day (June 14) to July 11 (Fireworks)
- Restaurants could have Historic (18th Century Food and Drink)
- Create a Calendar of Events now and share, add to as events become organized. Include America 250 meeting dates.
- Art – America 250 Patriotic Art competition.
- Buttons-make and sell America 250 buttons to raise money for the Chamber.
- Buttons could be sold within the businesses downtown.

- Flag Poles placed on the East and West side of town by Lapeer Signs and cupola. Also flags to line the street downtown during holidays, etc.
 - Revolutionary Period encampment
 - Golf cart parade?
8. **Summary:** Wow! More ideas than we can possibly do. Find something that you would like to plan and organize. Seek out a friend to bring along and help you. It is time to make the plan and work the plan.
 9. **NEXT MEETING: February 9, 2026, 3:30 p.m. We will be in the Rec Center – the same room as before, downstairs #2.**
 10. We do not want to exclude or overlook anyone who may want to participate in this committee. If someone you know or have heard from has expressed a desire to be part of this committee or celebration please invite them to our next meeting.

Linda Glisman

AM 250 Mtg Notes 1Jan 12 2026