



AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
OCTOBER 5, 2026
810-664-5231 * www.ci.lapeer.mi.us

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF OCTOBER 5, 2026, AGENDA

A. MINUTES:

1. Minutes of the Joint Meeting held September 14, 2026.
2. Minutes of the Regular Meeting held September 21, 2026.

B. PUBLIC COMMENTS:

C. CONSENT AGENDA:

1. 2027 City Commission & Board Meeting Dates.
2. Special Event: DDA Fall Ladies Night Out, November 13, 2026.

SUGGESTED MOTION:

Approve the Consent Agenda for October 5, 2026.

D. BILL LISTING:

1. Bill Listing for October 5, 2026.

SUGGESTED MOTION:

Approve the Bill Listing for October 5, 2026, in the amount of \$336,142.48.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

H. CITY MANAGER'S REPORT:

1. Various matters.

I. CITY ATTORNEY'S REPORT:

1. Various matters.
2. Written Legal Opinion.

SUGGESTED MOTION: ROLL CALL VOTE.

Enter into Closed Session at the close of the regular meeting to discuss a written legal opinion, as permitted under Section 8(h) of the Open Meetings Act (MCL 15.268(h)).

J. UNFINISHED BUSINESS:

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

b. Commission Appointments.

i. Election Commission.

Christopher Mattei (Deputy Assessor) - term to expire January 1, 2027.

K. DEPARTMENTAL COMMUNICATIONS:

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

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

N. REMINDER OF MEETINGS:

Next City Commission Meeting: MONDAY, OCTOBER 19, 2026, Regular

O. REMINDER OF PUBLIC HEARINGS:

ADJOURNMENT

MATERIAL TRANSMITTAL

Notice:

Persons with disabilities needing accommodations for effective participation 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.

**MINUTES OF JOINT MEETING
LAPEER CITY COMMISSION
PLANNING COMMISSION
DOWNTOWN DEVELOPMENT AUTHORITY
ZONING BOARD OF APPEALS
AND EDC/TIFA/BRA
SEPTEMBER 14, 2026**

A joint meeting of the Lapeer City Commission, Planning Commission, Downtown Development Authority, Zoning Board of Appeals, and EDC/TIFA was held on September 14, 2026, at the Lapeer Community Center, Lower Level, 880 S. Saginaw St., Lapeer, Michigan. Mayor Hing called the meeting to order at 5:31 p.m.

**ROLL CALL:
CITY COMMISSION**

Present: Mayor Hing. Commissioners Atwood, Brady, Glisman, McCarthy, Petrie.
Absent: None.

PLANNING COMMISSION:

Present: Atwood, A. Brady, Hing, Pattison, Roberts, Shenck, Weber.
Absent: Bostick-Tullius.

DOWNTOWN DEVELOPMENT AUTHORITY:

Present: Gillingham, Glisman, Hing, Hogan, Schwab.
Absent: Beyer, Bostick-Tullius, Cutcher, Herr, Perry, Rogers, Sharkey, Roodvoets.

ZONING BOARD OF APPEALS:

Present: Cloutier, Petrie, Weber.
Absent: Burda.

EDC/TIFA/BRA:

Present: Ingles, LaClair.
Absent: Benton, Campbell, Cattane, Ferdon, Gaecke, Hanna, Marquardt, Moore, Morey, Williams.

Also present: Acting City Manager Howe, City Clerk Sanchez, Community and Economic Development Director Fountain.

TRAINING SESSION:

Preliminary Master Plan Survey Data

Samantha Fountain, Community and Economic Development Director, along with Wade Burkholder, ROWE Professional Services and other ROWE staff gave a presentation on the preliminary Master Plan survey data that was collected.

Priority Ranking Exercise

Those in attendance were asked to rank their top three choices from the Master Plan topics listed on the sheets placed around the room.

PUBLIC COMMENTS

None.

Having no further business, the special meeting was adjourned at 7:17 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

DRAFT

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
SEPTEMBER 21, 2026**

A regular meeting of the Lapeer City Commission was held September 21, 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: Brady, McCarthy, Petrie.

Absent: Commissioners Atwood and Glisman.

Also present: Acting City Manager Howe, City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

274 2026 09-21 EXCUSE COMMISSIONER

Moved by Petrie. Second by McCarthy.

To excuse Commissioner Atwood for a conflicting schedule and Commissioner Glisman for illness from tonight's meeting.

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

275 2026 09-21 AGENDA APPROVAL

Moved by Petrie. Second by McCarthy.

Approve the Agenda for September 21, 2026, with the removal of B. Public Comments.

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

276 2026 09-21 MINUTES

Moved by McCarthy. Second by Petrie.

Approve the minutes of the Special meeting held August 24, 2026, and the Regular meeting held September 8, 2026, with the clerical error on motion 267 2026 09-08 corrected (Ayes: Atwood, Brady, Glisman, McCarthy, Petrie).

Ayes: Brady, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

277 2026 09-21 CONSENT AGENDA

Moved by McCarthy. Second by Petrie.

Approve the consent agenda for September 21, 2026, with moving item C-1 to G-3:

2. Special Event: Lapeer DDA, "Haunted" Lapeer Ghost Tours, October 2 & 3, 2026.

3. Special Event: Lapeer DDA, Treat Walk, October 24, 2026.

4. Special Event: Lapeer DDA, Christmas Fest, December 4 & 5, 2026.

5. Special Event: Lapeer DDA, Chocolate Walk, February 6, 2027

Ayes: Brady, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

Commissioner Petrie raised a parliamentary inquiry.

Commissioner Brady raised a point of order indicating the parliamentary inquiry is not being used properly. Mayor Hing ruled that the point of order is not well received and out of order; stating the parliamentary inquiry carries the same stipulations.

Commissioner Brady raised a second point of order. Mayor Hing ruled Commissioner Brady out of order under Roberts Rules of Order section 61 and 23 and Rules and Procedures of the Commission B-4 by refusing to obey the rulings of the chair and engaging in an argument with the chair after a ruling.

Commissioner Brady raised point of order indicating he should not be referred to as you. Mayor Hing warned Commissioner Brady that he is being dilatory.

Mayor Hing ruled Commissioner Brady out of order citing Roberts Rules of Order section 23 and 61 and Rules and Procedures of the Commission section D-6 refusing to obey the rulings of the chair and engaging in an argument with the chair after a ruling.

278 2026 09-21 BILL LISTING

Moved by McCarthy. Second by Petrie.

Approve the bill listing for September 21, 2026, in the amount of \$1,206,865.93.

ROLL CALL VOTE:

Ayes: Brady, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

**279 2026 09-21 GENESEE STREET BRIDGE REPLACEMENT - MDOT
CONTRACT #26-5331**

Moved by McCarthy. Second by Petrie.

To approve the City entering into Contract No. 26-5331 with the Michigan Department of Transportation for Local Bridge Program funds; adopt the required municipal resolution for the Genesee Street Bridge Replacement Project; and authorize Acting City Manager Jeremy Howe and Director of Public Works Ross Slusher to execute all required documents.

RESOLUTION #2026-08

CITY OF LAPEER

MUNICIPAL RESOLUTION

MICHIGAN DEPARTMENT OF TRANSPORTATION

CONTRACT NO: 26-5331

JOB NUMBER: 218988CON

WHEREAS, the Michigan Department of Transportation Contract 26-5331 for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Lapeer, Michigan, of that which is hereinafter referred to as the "Project" is described as follows:

The removal and replacement of the existing structure #12650, with proposed 28-inch prestressed concrete I-beams and cast-in-place concrete abutments with steel H- piles, new structure #14951, which carries Genesee Street over Farmers Creek, Section 5, T07N, R10E, Lapeer Township, Lapeer County, Michigan; including earthwork,

Lapeer City Commission Regular Minutes

September 21, 2026

Page 2

aggregate base, drainage, concrete bridge approach, hot mix asphalt approach reconstruction, concrete curb and gutter, sidewalk, guardrail, bridge railing, silane treatment, epoxy overlay, riprap, permanent signing and pavement markings; and all together with necessary related work.

BE IT RESOLVED THAT, the Michigan Department of Transportation Contract #26-5331 for the Genesee Street over Farmers Creek Project as described above between the Michigan Department of Transportation and the City of Lapeer is hereby accepted and Acting City Manager, Jeremy Howe and Director of Public Works, Ross Slusher are hereby authorized to sign all required documents.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Brady.

Nays: None.

MOTION CARRIED.

280 2026 09-21 DDA EXECUTIVE DIRECTOR EMPLOYMENT CONTRACT

Moved by Brady. Second by Petrie.

To approve the Downtown Development Authority (DDA) Executive Director Employment Contract as approved by the DDA Board on August 26, 2026.

Call the question:

Moved by Petrie. Second by McCarthy.

To call the question.

Ayes: Petrie, Brady, McCarthy.

Nays: None.

MOTION CARRIED.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Brady.

Nays: Petrie, McCarthy.

MOTION FAILED 1-2.

281 2026 09-21 DDA EXECUTIVE DIRECTOR EMPLOYMENT CONTRACT

Moved by Brady. Second by Petrie.

To send the contract back to the Downtown Development Authority for reconsideration of sections 6a, 6b, 14, and 15; verify the contract has been reviewed by their attorney and for the board to follow parliamentary procedure properly going forward.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

Mayor Hing ruled Mr. Ken Kopnick out of order for speaking without being recognized by the chair and not during the designated time.

282 2026 09-21 SPECIAL EVENT: LAPEER COUNTY SUICIDE PREVENTION NETWORK

Moved by McCarthy. Second by Petrie.

Special Event: Lapeer County Suicide Prevention Network, Into the Light Walk, September 19, 2026.

Ayes: Brady, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

Acting City Manager Howe shared that the City was awarded an MDOT local safety grant for installation of pedestrian signals and ramps downtown. Asked for direction from the commission on how they would like to move forward with the search for an Acting City Manager.

283 2026 09-21 ACTING CITY MANAGER INTERVIEWS

Moved by Brady.

To begin interviews for Acting City Manager position as soon as possible.

Motion died due to lack of support.

284 2026 09-21 SCHEDULE WORKSHOP

Moved by Brady. Second by McCarthy.

To schedule a workshop, to discuss acting city manager interviews.

Ayes: Brady, McCarthy.

Nays: Petrie.

MOTION CARRIED 2-1.

CITY ATTORNEY'S REPORT

City Attorney Francis commented that there were two different closed sessions on the agenda tonight. He indicated that the second request for closed session can be moved to the next meeting in hopes that more commissioners are present to meet the 2/3 majority requirement to enter into a closed session. Additionally, there are three separate FOIA appeals that this body needs to act on tonight because there was a 10-day extension issued at the last meeting.

285 2026 09-21 FOIA APPEAL #3 - JOEY FORD

Moved by Petrie. Second by McCarthy.

To affirm the denial of Mr. Ford's FOIA request and have the City Clerk provide the certification that is required under the law.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

286 2026 09-21 FOIA APPEAL #2 – KELLY NOLAN

Moved by McCarthy. Second by Petrie.

To affirm the denial of Ms. Nolan's FOIA request and have the City Clerk provide the certification that is required under the law.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

287 2026 09-21 FOIA APPEAL #1 – KELLY NOLAN

Moved by Brady.

To reverse the denial in full.

Motion died due to lack of support.

288 2026 09-21 FOIA APPEAL #1 – KELLY NOLAN

Moved by McCarthy. Second by Petrie.

To reverse the denial in part, to provide the information that does not violate the attorney/client privilege or work product; and affirm in part allowing the attorney/client privilege information to be redacted; as well as providing the proper citation.

Recess

Moved by McCarthy. Second by Brady.

To take a five (5) minute recess.

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

The commission took a recess from 8:45 p.m. and reconvened at 8:52 p.m.

Commissioner McCarthy raised a point of order, citing Roberts Rules of Order sections 23 and 43 and Rules and Procedures of the Commission section D-6, stating Commissioner Brady's comments are not relevant to the topic at hand. Mayor Hing ruled the point of order well received.

Commissioner Petrie raised a point of order, repeating the same arguments, dilatory debate citing Roberts Rules of Order section 43. Mayor Hing ruled the point of order well received.

Appeal the ruling

Moved by Brady.

Appeal the ruling of the Chair.

Motion died due to lack of support.

Call the question

Moved by McCarthy. Second by Petrie.

Call the question.

ROLL CALL VOTE:

Ayes: Petrie, McCarthy.

Nays: Brady.

MOTION CARRIED 2-1.

Vote on main motion

ROLL CALL VOTE:

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED.

UNFINISHED BUSINESS

289 2026 09-21 PARK BOARD

Moved by Petrie. Second by McCarthy.

To confirm the Mayor's appointment of Linda Glisman to the Park Board for a term to expire April 1, 2029.

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

290 2026 09-21 ZONING BOARD OF APPEALS

Moved by Petrie. Second by McCarthy.

To appoint Didrik Krough to the Zoning Board of Appeals for a term to expire April 1, 2029.

Ayes: McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 2-1.

291 2026 09-21 RESIGNATION – LOCAL DEVELOPMENT FINANCE AUTHORITY

Moved by Petrie. Second by McCarthy.

Accept the resignation of Donald Dube from the Local Development Finance Authority and declare the seat vacant.

Ayes: Petrie, McCarthy.

Nays: Brady.

MOTION CARRIED 2-1.

DEPARTMENTAL REPORTS

The Monthly Departmental Reports were received into the record.

PUBLIC COMMENTS

Maureen Salayko introduced herself as she is running for district court judge.

Karen Brashayko commented about the actions of the mayor.

Mayor Hing ruled Alexis Hanks was out of order citing Rules and Procedures of the Commission section E-7.

Bryan Cloutier commented on current and next Acting City Manager.

Gigi Griffith commented on Porch Fest and the DDA.

Moved by Brady.

To grant special leave to Ken Kopnick.

Motion died due to lack of support.

Joey Ford commented on his accommodation.

Andrew Kerr commented on ADA Accommodations and FOIA appeals.

Geraldine Carson commented on other public comments.

Moved by Brady.

To grant special leave to Alexis Hanks.

Motion died due to lack of support.

Mayor Hing ruled Karen Miller out of order.

Mayor Hing gave three (3) warnings to Mr. Kopnick for disorderly conduct, then ruled him out of order and had him escorted out of the chambers by an officer.

Leslie Getz commented on other public comments.
Heidi Helfer commented on Lapeer First News podcasts.

Kelly Nolan commented on running as a write-in candidate for school board partial term.

Peggy Brotzke commented on comments made by Kelly Nolan.

Mayor Hing ruled Commissioner Brady out of order for dilatory behavior citing Roberts Rules of Order section 23 and 43 and Rules and Procedures of the Commission B-4.

The Commission gave unanimous consent for Mayor Hing to allow Ms. Hanks to speak after being ruled out of order.

Alexis Hanks commented on rights.

Shiela Mallon commented on being respectful.

John Lyons commented on actions of the Commission.

Karen Miller commented on actions of the Commission.

MAYOR/COMMISSIONER COMMENTS

Mayor and Commissioners made closing remarks. No further business was brought before the Commission.

292 2026 09-21 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 10:54 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

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

2027 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.	4, 19	1, 16	1, 15	5, 19	3, 17	7, 21	6, 19	2, 16	7, 20	4, 18	1, 15	6, 20
Cemetery Board 3rd Thursday of October	Mt. Hope Cemetery Building	2:00 P.M.	--	--	--	--	--	--	--	--	--	21	--	--
Downtown Development Authority 4th Wednesday of each Month	Commission Chambers	8:00 A.M.	27	24	24	28	26	23	28	25	22	27	24	22
Economic Development Corp (EDC) & Tax Increment Finance Auth (TIFA) 1st Wednesday as Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	6	3	3	7	5	2	7	4	1	6	3	1
Housing Commission 3rd Thursday of each Month	City Hall - 2nd Floor Conference Room	4:00 P.M.	21	18	18	15	20	17	15	19	16	21	18	16
Local Development Finance Authority (LDFA) 1st Tuesday March/June/Sept/Dec As Needed	City Hall - 2nd Floor Conference Room	8:00 A.M.	--	--	2	--	--	1	--	--	7	--	--	7
Park Board 1st Wednesday in November	Commission Chambers	6:30 P.M.	--	--	--	--	--	--	--	--	--	--	3	--
Planning Commission 2nd Thursday of each Month	Commission Chambers	6:30 P.M.	14	11	11	8	13	10	8	12	9	14	11	9
Zoning Board of Appeals 4th Monday of each Month As Needed	Commission Chambers	6:30 P.M.	25	22	22	26	24	28	26	23	27	25	22	27

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



ITEM C-2

Meeting Date: October 5, 2026
Department: Police Department
Requestor: Chief Jeremy Howe
Agenda Item: Special Event – Fall Ladies Night Out 2026

RECOMMENDATION (motion):

Approve as submitted

AGENDA ITEM INFORMATION:

We have received a request from the Downtown Development Authority Director James Alt to hold a fall version of the Ladies Night Out event within the downtown area. The event will be held on November 13th, 2026, from 4:00pm to 9:00pm. The event is designed to bring more people to the downtown area. The DJ will set up on the sidewalk area in front of the County Pavilion. Vendors and sponsors will utilize the sidewalk area in front of the Historic Court House and inside participating businesses. The expected number of attendees is 300 or more.

See review PDF SE Ladies Night Out 2026.

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

City of Lapeer

SPECIAL EVENT APPLICATION (SEA)

RECEIVED

SEP 14 2026

CITY MANAGER



DIRECTIONS: Complete this application per the City of Lapeer Special Events Ordinance (Ch.52 Special Event) and the Rules and Regulations and return it to the either Parks & Rec Department (for events at a City Park) or the City Clerk's Office at a minimum of 45 calendar days before the starting date of the event.

If you request an event in a CITY PARK, YOU MUST SUBMIT YOUR PARK RESERVATION WITH YOUR APPLICATION. All Special Event Applications should be submitted directly to the City Clerk's Office, 576 Liberty Park, Lapeer, MI, 48446 or it can be emailed to clerk@ci.lapeer.mi.us.

Sponsoring Organization
(Legal Name)

Lapeer Downtown Development Authority Phone # 810-728-6598

Address

410 W. Nepessing St. Ste. 106

Organization Event
Coordinator/Contact

James Alt

Phone # 810-728-6598

Event Coordinator/
Contact Address

410 W. Nepessing St. Ste 106 Lapeer MI 48446

Coordinator/Contact Email

james@lapeerdda.com

Event Name

Fall Ladies Night Out

Purpose of Event

To host women's night out in downtown Lapeer. This is an annual retail event designed to bring local residents and visitors to Historic Downtown Lapeer and generate sales at downtown businesses, showcase the community, and generate a positive atmosphere.

Event Location

Downtown along Nepessing St between
Mason Street and Pine Street

Have you
reserved your
park/pavilion?

Yes No

If yes, provide copy of reservation form
with this application, if no and planning a
park event, reservations need to be made.*

Date of Event

November 13th 2026

Event Time

4:00pm - 9:00pm

of Event

4

Organizational Team

of Expected
Attendees:

300+

Describe the activities
taking place at your event:

This is a retail event designed to bring people to downtown Lapeer for a night of shopping, dining, and fun. The event DJ will be set up on the sidewalk area in front of the County Pavilion. Vendors and sponsors would utilize sidewalk area in front of the Historic Court House and inside participating businesses. The Doghouse Coffee will be the starting location for this year's event. The event also brings in needed items and donations for LACADA

Please check what will be part of your event:

☒
☒

Music**

☐
☐

Animals**

(such as a petting zoo)

Wedding

☐
☐

Selling of food*

Selling of drinks*

☒
☐

Posted Signage of
Event*

Liquor/Beer or Wine*

**Please list here what type of music (DJ/Band/Individual singers, etc.) and/or list animals: DJ

Please check what you request the City to supply:

*See Rules and Regulations

FOR OFFICE USE ONLY:

SPECIAL EVENT REVIEW COMMITTEE APPROVALS

☐ City Manager	☐ Police Chief
☐ Fire Chief	☐ DPW Director
☐ Parks & Rec Director	

Picnic Tables Qty:	x	Electricity Turned on/off	Other:	Electric from street light in front of the Lapeer County Pavilion
Trash Containers Qty:		Road Crossing Guards Qty:		
Road Closures List:				

Please attach a letter indicating all requests of City services if something other than above.

Please check what type of event is this:

A description of the type of event can be found on page 4, B.1-5.

x	City Operated Event		Other Non-Profit Event		Political or Ballot Issue Event
x	Co-Sponsored Event		Other For-Profit Event		

INDEMNIFICATION AGREEMENT

The Lapeer Downtown Development Authority agree(s) to defend, indemnify, and hold harmless the City of Lapeer, Michigan, its officers, employees and agents, from and against any claim, demand, suit, loss, cost or expense, or any damage, which may be asserted, claimed or recovered against or from the City of Lapeer, its officers employees agents, by reason of any damage to property, bodily injury or death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with or related to the special event.

Signature: [Signature] Date: 9-14-26

Witness: [Signature] Date: 9-14-26

1. **ANNUAL EVENT:** Is this event expected to occur next year? [YES] [No]

If yes, you may reserve a date for next year with this application. To reserve dates for next year, please provide the following information:

Normal Event Schedule

(e.g., third weekend in July): November 12, 2027

2. **AN EVENT MAP** [IS] ~~[IS NOT]~~ attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also, show streets or parking lots that you are requesting to be blocked off. **Crossing Guards are required if crossing any roads.**

3. **FREE PARKING:** Are you requesting free parking (see the Rules and Regulations)?

[YES] ~~[NO]~~

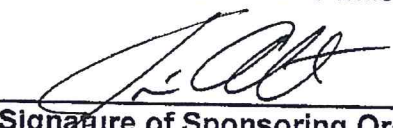
If yes, list the lots or locations where free parking is requested:

4. **Alcoholic Beverages:** Will they be served? [YES] [NO] NO
Who holds the Liquor Control Commission license?
-

5. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that:
- a. A certificate of insurance must be provided which names the City of Lapeer as an additional named insured party on the policy. (See the Rules and Regulations for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms.
 - c. If the event includes solicitation by workers standing in street intersections, the required safety requirements and use of traffic cones will be maintained at all times in accordance with the City's general policies and practices. The City does not recommend standing in the street or making any solicitations from the street.
 - d. All food vendors must be approved by the Lapeer County Health Department, and each food and/or other vendor must provide the City with a certificate of insurance in an amount approved by the City which names the City of Lapeer as an additional named insured party on the policy.
 - e. The approval of this special event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Events Ordinance and Regulations. The event will be operated in conformance with the Written Confirmation of Approval.
 - f. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City of Lapeer and will promptly pay any billing for City services which may be rendered.

As the authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Events Ordinance and Regulations, the terms of the Written Confirmation of Approval, and all other City requirements, ordinances and other laws which may apply to this Special Event.

9-14-26
Date


Signature of Sponsoring Organization's Agent

SUBMIT THIS APPLICATION at least 45 calendar days before the first day of the event to the City of Lapeer, City Clerk's Office, 576 Liberty Park, Lapeer MI 48446.

Be sure to include the following with the application:

- ☐ Complete Signed Application.
- ☐ Park Reservation (as needed).
- ☐ Certificate of Insurance - Naming City of Lapeer as additionally insured.
- ☐ Event Map.
- ☐ If Non-Profit provide proof of IRS 501c(3) status.



ITEM D-1

To: Mayor and City Commission
From: Kelly Hanna, Director of Financial Services
Date: October 5, 2026
RE: Bill Listing – September 11, 2026 – September 24, 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 September 11, 2026, through September 24, 2026, in the total amount of **\$336,142.48** 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 09/11/2026 - 09/24/2026

Check Date	Check	Vendor Name	Amount
09/24/2026	4204(E)	DTE ENERGY	76,320.88
09/24/2026	600482	LAPEER CO TREASURER	34,088.88
09/24/2026	600449	ALLEN EDWIN HOMES	33,000.00
09/24/2026	4195(A)	ROWE INC	21,135.50
09/24/2026	4190(A)	MICHIGAN AIR SOLUTIONS LLC	18,519.00
09/24/2026	600454	BLACKHAWK SECURITY	14,950.00
09/24/2026	4198(A)	T2C INC.	10,000.00
09/24/2026	4208(E)	WEX BANK	9,749.72
09/24/2026	4186(A)	GREEN MEADOWS LAWNSCAPE, INC.	8,028.85
09/24/2026	4203(E)	CITY OF LAPEER	7,384.43
09/24/2026	4183(A)	FLETCHER FEALKO SHOUDY & FRANCIS PC	7,352.50
09/24/2026	600448	ACTION PAINTING RESTORATIONS	6,750.00
09/24/2026	600494	THOMPSON PHELAN GROUP, INC	6,050.00
09/24/2026	600478	JOHNSON & WOOD L.L.C	6,000.00
09/24/2026	4184(A)	GABRIEL, ROEDER, SMITH & COMPANY	5,750.00
09/24/2026	4191(A)	MICHIGAN OVERHEAD DOOR/LOADING DOCK	5,555.00
09/24/2026	4196(A)	S.D. ELECTRICAL CONTRACTING INC.	4,332.50
09/24/2026	4179(A)	CRUISERS, INC	4,317.54
09/15/2026	4177(A)	MTECH COMPANY	3,582.51
09/24/2026	600488	MODERN OF METAMORA LLC	3,277.50
09/24/2026	600465	D & H FIRE SUPPRESSION	2,994.50
09/24/2026	4202(A)	WADE TRIM	2,485.00
09/24/2026	600493	T. P. ISRAEL CO INC	2,460.00
09/24/2026	600499	USA BLUE BOOK	2,137.42
09/24/2026	4194(A)	RIGHT TOUCH LANDSCAPING INC	2,100.00
09/24/2026	600468	EDGERTON, WAYNE & PAULA	2,000.00
09/24/2026	4188(A)	MAUK, JODI	1,980.77
09/24/2026	4197(A)	SMITH, SHANNON	1,980.77
09/24/2026	4200(A)	TODD'S GLASS, MIRRORS & MORE LLC	1,950.00
09/24/2026	4193(A)	PARAGON LABORATORIES, INC.	1,655.55
09/24/2026	600501	VIRTUAL TECHNOLOGIES GROUP LLC	1,425.00
09/24/2026	600484	MARCO TECHNOLOGIES, LLC	1,278.99
09/24/2026	4209(E)	WINDSTREAM	1,191.68
09/24/2026	600470	FOSTER SPECIALTY FLOORS	1,108.00
09/24/2026	4201(A)	VIEW NEWSPAPERS	1,096.50
09/24/2026	4199(A)	TAYLOR, SARAH	1,096.15
09/24/2026	600500	VERIZON WIRELESS	1,049.45
09/24/2026	600476	JAY'S SEPTIC	1,030.00
09/24/2026	600492	STATE OF MICHIGAN	1,024.00
09/24/2026	600483	LAPEER COMMUNITY SCHOOLS	993.75
09/24/2026	600450	AMERICAN GLASS TINTING LLC	987.20
09/24/2026	600485	MGS ELECTRIC INC.	900.00
09/24/2026	4189(A)	MES SERVICE COMPANY, LLC	881.31
09/24/2026	600487	MODERN DAY HOME SOLUTIONS, LLC	800.00
09/24/2026	4178(A)	APOLLO FIRE APPARATUS SALES/SERVICE	784.59

09/24/2026	4180(A)	DEE CRAMER	768.66
09/24/2026	600461	CLEARVIEW HOMES LLC	750.00
09/24/2026	600480	LAPEER CO HEALTH DEPT	750.00
09/24/2026	4206(E)	ISOLVED, INC.	716.98
09/24/2026	600497	TRW LANDSCAPES LLC	602.40
09/24/2026	4185(A)	GRAND TRUNK WESTERN	575.00
09/24/2026	600496	TJ RITTGERS LLC	550.00
09/24/2026	600495	THUMB ALARM SYSTEMS INC	545.99
09/24/2026	4182(A)	F & M MECHANICAL SERVICES, LLP	526.00
09/24/2026	4187(A)	KEITH BRACE INC.	525.00
09/24/2026	600475	HTH COMMUNICATIONS, LLC	500.00
09/24/2026	600471	GENESEE VALLEY VAULT, INC	493.00
09/24/2026	600455	BOWREN, JEANETTE	480.00
09/24/2026	600498	UNIFIRST CORPORATION	434.32
09/24/2026	600458	CARRIER AND GABLE INC	341.39
09/24/2026	600462	CONSTRUCTION MANAGEMENT COMPANY LLC	300.00
09/24/2026	4205(E)	GRANITE TELECOMMUNICATIONS, LLC	274.41
09/24/2026	600469	FENTON MEMORIALS & VAULTS, INC.	260.00
09/24/2026	600453	BENNETT ASPHALT PAVING, INC	250.00
09/24/2026	600459	CARTERS PLUMBING, HEATING & COOLING	250.00
09/24/2026	600460	CHARTER COMMUNICATIONS	250.00
09/24/2026	600477	JL CUSTOM BUILDERS	250.00
09/24/2026	600491	SIGMA TECHNOLOGIES	250.00
09/24/2026	600486	MI STATE FIREMEN'S ASSOC	218.56
09/24/2026	600463	CONSUMERS ENERGY	200.00
09/24/2026	600467	ECKER MECHANICAL CONTRACTORS, INC	200.00
09/24/2026	600490	SHIRLEY'S DRY CLEAN. & ALTERATIONS	127.92
09/24/2026	600451	ARNOLD'S AUTO WASH	120.00
09/24/2026	600456	BRADY, STEFAN	102.00
09/24/2026	600464	CRAMPTON ELECTRIC CO INC	100.00
09/24/2026	600473	GUNS N HOSES, LLC	100.00
09/24/2026	600474	HIGHSTREET INS. SERV. GR LAKES, INC	100.00
09/24/2026	600479	LAKE ORION PLUMBING & HEATING	100.00
09/24/2026	600489	RENEWAL BY ANDERSEN	100.00
09/24/2026	600502	WARREN SYSTEMS, INC	100.00
09/24/2026	600452	AUBE, NATHAN	85.00
09/24/2026	600472	GRAINGER	74.14
09/24/2026	4192(A)	NYE UNIFORM CO	67.75
09/24/2026	4181(A)	EUROFINS ENVIRONMENT TESTING	65.00
09/24/2026	600457	CANNELL, RONALD	50.00
09/24/2026	600481	LAPEER CO REGISTER OF DEEDS	30.00
09/24/2026	600466	DELYNN'S DESIGNS, INC	22.50
09/24/2026	4207(E)	STATE OF MICHIGAN	1.02
TOTAL			\$336,142.48



ITEM J-1

To: Mayor and City Commission
Date: October 5, 2026
RE: Boards & Commissions Appointments

MAYORAL APPOINTMENT

BOARD OR COMMISSION	MEMBER NAME	CURRENT TERM EXPIRES	TERM LENGTH	NEW TERM EXPIRATION	COMMENTS Re: STATUS
Construction Board of Review	Vacancy Vacancy	Jul 1, 2028 Jan 1, 2027	2 Year 2Year		Awaiting Recommendation
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Local Development Finance Authority	Vacancy Vacancy	Aug 1, 2027 Aug 1, 2027	4 Year 4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy	Oct 1, 2030	5 Year		Awaiting Recommendation
Park Board	Vacancy	Apr 1, 2028	3 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
Income Tax Board of Review	Vacancy	Dec 1, 2028	3 Year		Awaiting Recommendation
Lapeer Building Authority	Vacancy Vacancy	Jun 1, 2027 Jun 1, 2028	3 Year 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, 2028 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation

The following individuals have applied to a Board or Commission:

<u>Board/Commission:</u>	<u>Name:</u>	<u>Application Submitted:</u>	<u>Current Term Ends:</u>
---------------------------------	---------------------	--------------------------------------	----------------------------------

Mayoral Appointments:

Park Board	Gerald Gaecke	08/06/2026	N/A
Park Board	Anne Shenck	08/03/2026	N/A

Current Board Members seeking reappointment:
None.

Applications submitted for Board with NO Vacancy:

EDC/TIFA/Brownfield	Anne Shenck	04/21/2026	N/A
Planning Commission	Andrew Johnson	08/26/2026	N/A

Commission Appointments:

Zoning Board of Appeals	Timothy Galbraith	07/31/2026	N/A
Zoning Board of Appeals	Gerald Gaecke	08/06/2026	N/A

Current Board Members seeking reappointment:
None.

MICHIGAN ELECTION LAW (EXCERPT)**Act 116 of 1954****168.25 Board of city election commissioners; membership, quorum, chairman; absences, appointment of acting member.**

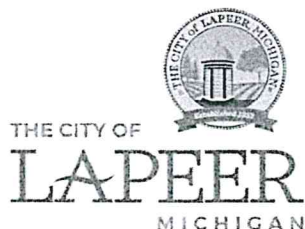
Sec. 25.

Notwithstanding any other provision of law to the contrary, unless otherwise provided by a charter adopted by a majority vote of the people voting on the adoption thereof, the city clerk, the city attorney and the city assessor shall constitute the board of city election commissioners for each city, 2 of whom shall be a quorum for the transaction of business. The city clerk shall act as chairman of the board. Should only 1 of said officers be in attendance on the day appointed for a meeting of the board, the officer in attendance shall appoint a qualified and registered elector of said city to act in the absentee's stead, during the period of nonattendance.

History: 1954, Act 116, Eff. June 1, 1955 ;-- Am. 1955, Act 271, Imd. Eff. June 30, 1955 ;-- Am. 1957, Act 231, Eff. Sept. 27, 1957 ;-- Am. 1963, 2nd Ex. Sess., Act 65, Imd. Eff. Dec. 27, 1963

Popular Name: Election Code

Christopher Mattei - Deputy Assessor



Application for Boards and/or Commissions
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810-664-5231
Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☐ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☒ Park Board
☐ Construction Board of Review	☐ Lapeer Building Authority	☐ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☒ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

See Attachment

Applicant Information:

Print Name: Gerald

(First)

Gaecke

(Last)

Street Address: 85 Rosemay Street

Cell Phone:

Employer: Henry Ford Health system

Occupation: Cloud Architect

Educational Background:

College Graduate

Community Activities and/or Work Experience:

See Attachment

Signature

8.05.2026

Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

I am interested in serving on the Zoning Board of Appeals and the Parks and Recreation Board because I care about the future of Lapeer and want to help make sure our community continues to grow in a thoughtful and responsible way. Whether it's new development, preserving green space, or improving our parks, I believe it's important to make decisions that benefit both today's residents and future generations.

For the past two years, I have served on the Tax Increment Finance Authority (TIFA) Board, where I've gained firsthand experience working through public meetings, reviewing proposals, evaluating investments in our community, and collaborating with city staff, elected officials, and fellow board members. That experience has given me a strong understanding of how local government works and the importance of balancing community input with sound, long-term decision making.

Professionally, I work as a **Cloud Architect**, where my job requires me to analyze complex information, evaluate risks, apply standards consistently, and solve problems with both technical and practical considerations in mind. Those are the same skills I would bring to reviewing zoning variances or helping guide decisions that affect our parks and public spaces. I believe in making decisions based on facts, fairness, and the intent of the ordinances, while also understanding the real-world impact those decisions have on residents.

Outside of work, I serve as Vice President of the Red Fox Cycling Club and am actively involved in organizing group rides, races, trail advocacy, volunteer projects, and community events. I've worked closely with local organizations to promote cycling, improve trail access, and encourage more people to enjoy our parks and outdoor spaces.

As a father of young children, I also spend a lot of time in our local parks. That gives me a perspective not only as an outdoor enthusiast but also as a parent who understands the importance of safe, accessible, and well-maintained recreational spaces for families. I believe quality parks and trails improve the health, quality of life, and overall appeal of our community while also contributing to economic development and making Lapeer an even better place to live.

If appointed, I would approach the position with an open mind, a willingness to listen, and a commitment to making thoughtful, well-informed decisions. I enjoy finding practical solutions, working collaboratively, and giving back to the community that my family and I call home.

It would be an honor to continue serving the City of Lapeer, whether on the Zoning Board of Appeals or the Parks and Recreation Board. I believe my experience on the TIFA Board, my professional background as a Cloud Architect, my involvement in the local cycling community, and my perspective as a parent would allow me to make a positive contribution to either board.



Application for Boards and/or Commissions
Please complete, sign and date the application and return to:
City Clerk's Office, 576 Liberty Park, Lapeer, MI 48446
810-664-5231
Email: clerk@ci.lapeer.mi.us

☐ Accuracy Board	☐ Downtown Development Authority	☐ Lapeer Neighborhoods, Inc.
☐ Board of Review	☒ Economic Development Corporation / Tax Increment Financing Authority / Brownfield Redevelopment Authority	☐ Local Development Finance Authority
☐ Cemetery Board	☐ Greater Lapeer Transportation Authority	☐ Local Officers Compensation Commission
☐ Center for the Arts of Greater Lapeer	☐ Income Tax Board of Review	☒ Park Board - added 8-3-2026. permanent
☐ Construction Board of Review	☐ Lapeer Building Authority	☒ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

see Attached

Applicant Information:

Print Name:

ANNE
(First)

Shenck
(Last)

Street Address:

Home Phone:

Email:

Employer:

Retired

Occupation:

RV

Educational Background:

ADN- Univ of AK, BSN- U of MI- Flint
MA - MSU emphasis on public relations

Community Activities and/or Work Experience:

see attached also
BCLS, Neonatal Resuscitation & Fetal Monitor certification until Retired

Signature

Anne L Shenck

Date

April 6, 2026

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

RECEIVED

RECEIVED

APR 21 2026

APR 21 2026

CITY MANAGER
LAPEER, MI

C

Relevant Experience

- moved to Lapeer in 1980 to a federally registered historical landmark "The Eagle Tavern". Worked to restore and maintain historical status
- 1983/84 attended MSU extension course Building Leadership in Tourism: attended the Arkansas section; at the end of year long course was nominated by my group to do the Report of our findings to the state Tourism board
- attended sessions of MI congress as representative of group fighting the location of tri-county prison in Lapeer
- was on cemetery board
- Ran for mayor (88/89) - several of my platform goals were adopted
- member of Lapeer 2000 - co-chair of Housing/Land Use Task force
- appointed to Planning Commission (did not resign was forced to leave)
- currently on zoning board
- President/Treasurer of JW Shenck, DMD, PC from 2000 until closure in 2018
- First faculty advisor to MI student nurses association appointed by the state student nurses - served for 2 years

Reason

From school age on I have felt a responsibility to contribute. During my senior senior year of high school the phrase: government of the people, by the people, for the people requires accountability from each capable citizen. The history of Lapeer is unique and I feel privileged to be able to contribute as well as preserve it. During my campaign for mayor I became aware of the intricacies and impact an individual can contribute to local government. I felt my varied background would be most beneficial to the planning commission. I asked mayor Belhausen and he gave me the appointment. I believe my most valuable asset to the planning commission is my lack of ties to any one local entity and my devotion to listening and responding to the citizens concerns over any special groups/individuals.

Dana Jansen

From: Samantha Fountain
Sent: Monday, August 3, 2026 1:20 PM
To: Romona Sanchez
Cc: Dana Jansen
Subject: Board application - addition for Anne Shenck

Categories: Boards&Commissions

Hello there,

Ms. Shenck called me and asked to add "Park board" to the boards she'd like to be added to. Your phone line was busy, so she asked me to share that message with you.

I

Thanks,

Samantha Fountain, CEC
Community and Economic Development Director
Building, Planning & Zoning Department
576 Liberty Park, Lapeer, MI 48446
Planning: 810-664-4553
Cell: 810-705-3958





Application for Boards and/or Commissions

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☒ Construction Board of Review	☐ Lapeer Building Authority	☒ Planning Commission
☐ County Center Board	☐ Lapeer Housing Commission	☐ Zoning Board of Appeals
☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

I would like to use my 30 plus years in the building industry to serve the community. I have run Bruce Johnson Plumbing since 2010. I have owned the business since 2023. Having held these positions I've hired and fired employees, dealt with \$100,000 plus contracts, obtained permits and have had communication with contractors.

Applicant Information:

Print Name: Andrew Johnson
 (First) (Last)

Street Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Employer: Bruce Johnson Plumbing Inc. Occupation: _____

Educational Background: 1991 Lapeer East. Master plumber, Licensed mechanical contractor, licensed boiler installer, licensed builder

Community Activities and/or Work Experience: I worked in the plumbing and heating industry since 1992. Attend Hunters Creek Community church. Former youth leader mission committee and deacon board participant

Andrew Johnson
 Signature

8-26-26
 Date

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

RECEIVED

8-31-26-Andrew Johnson called to add construction Bid of Review to application

AUG 26 2026

**CITY MANAGER
 LAPEER, MI**

emailed to mayor 8-27-26



Application for Boards and/or Commissions
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☐ District Library Board	☐ Lapeer Housing Board of Appeals	

Please tell us why you wish to serve on this Board or Commission; describe your relevant experience; and what do you feel you can contribute to the Board or Commission:

I WANT TO SERVE LAPEER. I PAY CLOSE ATTENTION TO LOCAL GOVERNMENT AND AM WILLING TO DO THE WORK TO BE AN INFORMED, INDEPENDENT - THINKING CONTRIBUTING MEMBER OF THE ZBA.

RECEIVED
JUL 31 2026
CITY CLERK
LAPEER

Applicant Information:

Print Name: Timothy GALBRAITH
(First) (Last)

Street Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Employer: ICNN Occupation: STREET OUTREACH COORDINATOR

Educational Background: SOME COLLEGE

Community Activities and/or Work Experience: DIRECTOR OF THE GOLDEN ARROW FROM 2019

Signature: [Signature] Date: 7.31.26

Thank you for your interest in serving on one of our Boards or Commission. All information on this application is public information and subject to disclosure in response to public records request made pursuant to the Freedom of Information Act.

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	6	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

Updated: 3/5/2026



MAT. TRANS.

To: City Commission
Date: October 5, 2026
RE: Material Transmittals

1. Planning Commission Meeting Minutes – July 9, 2026.

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JULY 9, 2026**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, July 9, 2026, at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chair Austin Kelly, Vice Chair Doug Roberts and Commissioners Catherine Bostick-Tullius, Jeff Pattison, Audrey Brady and Josh Atwood.

Members Absent: Commissioners Marty Johnson and Jeramy Hing.

Also Present: Rowe Professional Services Company Planning Consultant Wade Burkholder, City Manager Mike Womack, Community and Economic Development Director Samantha Fountain, and Recording Secretary Alexandria McLean.

Chair Kelly called the meeting to order at 6:33 p.m.

AGENDA APPROVAL

308 2026 07-09 Agenda Approval

Motion by Bostick-Tullius. Seconded by Brady.

To add item H.3, Open Space Policy, and approve the agenda for the July 9, 2026, meeting as amended.

Ayes: Commissioners Kelly, Roberts, Bostick-Tullius, Atwood, Pattison, and Brady.

Nays: None.

Absent: Commissioners Johnson and Hing.

MOTION CARRIED.

MINUTES

309 2026 07-09 Meeting Minutes

Motion by Atwood. Seconded by Roberts.

Approve the minutes of the regular meeting held on June 11, 2026, as presented.

Ayes: Commissioners Kelly, Roberts, Bostick-Tullius, Atwood, Pattison, and Brady.

Nays: None.

Absent: Commissioners Johnson and Hing.

MOTION CARRIED.

PUBLIC COMMENTS

Chair Kelly opened public comment at 6:36 p.m.

Geraldine Carson, Lapeer Township, spoke on Brookwood North and the Planning Commission review of the project.

With no further comment, Chair Kelly closed public comment at 6:39 p.m.

PUBLIC HEARING SCHEDULED

Rezoning –1029 Baldwin Rd – R-3 to B-2

Consultant Burkholder reviewed the request received from Philip Ruggeri with PMF Lapeer, LLC to rezone 1029 Baldwin Rd., parcel #L21-39-831-032-20, from R-3 Single-Family Residential to B-2 General Business to move forward with a parcel combination application and a conceptual development plan. Burkholder reviewed aerial photos of the subject site and surrounding area and uses, and the Zoning and Future Land Use Map designations for the site of Commercial – General Business. Burkholder also reviewed the Standards for Approval and staff findings for the request. Burkholder reported the request to rezone to B-2 is consistent with the Master Plan and therefore meets Standard #1 in Section 7.23.06.B.

Discussion was held on the completed parcel combination being a contingency for the rezoning approval and Consultant Burkholder agreed that would be a reasonable contingency.

Chair Kelly opened the public hearing at 6:47 p.m.

Philip Ruggeri, applicant & owner of the property, spoke on its addition to the Popeye's development plan and the conceptual plan for multi-family housing on the site.

Geraldine Carson, Lapeer Township, spoke on the City having many rental properties.

Dr. Persia, owner of Arborview Veterinary Clinic, spoke on the unfinished landscaping surrounding the service drive that the Popeye's development added.

There being no further comments, the public hearing was closed at 6:51 p.m.

310 2026 07-09 Rezoning –1029 Baldwin Rd – R-3 to B-2

Motion by Bostick-Tullius. Seconded by Brady.

To recommend the City Commission approve the request by Philip Ruggeri with PMF Lapeer, LLC to rezone 1029 Baldwin Rd. (L21-39-831-032-20) from R-3 Single-Family Residential to B-2 General Business because the request meets the Standards in Section 7.23.06.B for approval of a rezoning with the contingency that the parcel combination be approved and completed.

Ayes: Commissioners Kelly, Roberts, Bostick-Tullius, Atwood, Pattison, and Brady.

Nays: None.

Absent: Commissioners Johnson and Hing.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Text Amendments – Article 7.17 Signs

Consultant Burkholder presented the sign ordinance text amendment concerns of the City Commission that were remanded back to the Planning Commission for further review.

Discussion was held on removed language for minimizing outdoor advertising, permanent window signage, and temporary window signage. Further discussion was held on “obscene” signage displays, the Miller Test, and the protection of serious literary, artistic, political, or scientific (SLAPS) expression.

Additional discussion was held with Consultant Burkholder to make changes to the text amendment language based on the meeting’s discussion and to bring a new draft to them after another public hearing could be held on the text amendments.

Master Plan Updates

Planning Consultant Burkholder provided updates on the Master Plan process and the current status of the community survey.

Open Space Policy

City Manager Womack presented the Open Space plan section in Chapter 10. Womack explained that Chapter 6, 7, and 10 of the City Codified Ordinance tend to intermix with one another. Womack added that the Chapter 10 section on open space and the Chapter 7 section on site plan review does not explicitly start at a specific portion of the plan review and has historically been recommended by staff to occur during the final plan review rather than the preliminary plan review.

311 2026 07-09 Open Space Plan Review Policy Adoption

Motion by Brady. Seconded by Bostick-Tullius.

To adopt a policy that all future Open Space Plan Review for open space developments be scheduled with the Preliminary Site Plan Review process.

Ayes: Commissioners Kelly, Roberts, Bostick-Tullius, Atwood, Pattison, and Brady.

Nays: None.

Absent: Commissioners Johnson and Hing.

MOTION CARRIED.

CORRESPONDENCE

The Development Activities Report and the Public Engagement Activities Update were reviewed as presented.

TRAINING REPORT

Burkholder reviewed upcoming training opportunities.

COMMISSIONER COMMENTS

Commissioner Pattison commented on regulations for truck stops.

Commissioner Atwood commented on the City Commission memo on Brookwood North and requested the Planning Commission receive a copy of the memo.

Commissioner Roberts commented with thanks to everyone attending the meeting.

Commissioner Kelly commented on his open application for Planning Commission and stated he will be withdrawing it, making this his last meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

MEETING ADJOURNED.

Jeff Pattison
Secretary

Alexandria McLean
Recording Secretary