



**AGENDA
CITY OF LAPEER
LAPEER CITY COMMISSION
576 LIBERTY PARK, LAPEER, MI 48446
AUGUST 3, 2026
810-664-5231 * www.ci.lapeer.mi.us**

6:30 P.M. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AUGUST 3, 2026, AGENDA

A. MINUTES:

1. Minutes of the Special meeting and Regular meeting held July 20, 2026.

B. PUBLIC COMMENTS:

1. John Stahl.

C. CONSENT AGENDA:

D. BILL LISTING:

1. Bill Listing for August 3, 2026.

SUGGESTED MOTION: ON A ROLL CALL VOTE.

Approve the Bill Listing for August 3, 2026, in the amount of \$945,604.43.

E. PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS:

F. PUBLIC HEARINGS:

G. ADMINISTRATIVE REPORTS:

1. First Reading – Ordinance Amendment – Chapter 7 Zoning.

SUGGESTED MOTION:

Receive for first reading and schedule for second reading and possible adoption on August 17, 2026 an ordinance amendment to Chapter 7 (Zoning Ordinance), Article 7.02.02(a)(45) of the General Ordinance of the City of Lapeer.

2. Stipend for Acting City Manager.

SUGGESTED MOTION:

Approve a temporary stipend of \$750 per week for Kelly Hanna, Director of Financial Services while serving as Acting City Manager, effective upon the City Commission's designation, July 20, 2026, through August 10, 2026, for a total amount of \$2,250.

H. CITY MANAGER'S REPORT:

1. Various matters.

I. CITY ATTORNEY'S REPORT:

- 1.** Written Legal Opinion.

SUGGESTED MOTION:

Enter into Closed Session at the conclusion 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)).

- 2.** Various matters.

J. UNFINISHED BUSINESS:

- 1.** Appointments to Boards and Commissions.
Resignation – Lapeer Housing Commission and Lapeer Housing Board of Appeals – Valarie Miller.
 - a.** Mayoral Appointments.
 - i.** Lapeer Housing Commission – Aidan Leach
Appointment – term to expire August 1, 2027.
 - ii.** Lapeer Neighborhoods, Inc. – Aidan Leach
Appointment – term to expire August 1, 2028.
 - b.** Commission Appointments.

K. DEPARTMENTAL COMMUNICATIONS:

L. PUBLIC COMMENTS:

M. CLOSING COMMENTS:

N. REMINDER OF MEETINGS:

Next City Commission Meeting: **MONDAY, AUGUST 10, 2026, Special**

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.

**LAPEER CITY COMMISSION
MINUTES OF A SPECIAL MEETING
JULY 20, 2026**

A special meeting of the Lapeer City Commission was held July 20, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 4:00 p.m.

ROLL CALL

Present: Mayor Hing.

Commissioners: Atwood, Brady, Glisman, McCarthy.

Absent: Commissioner Petrie.

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

Mayor Hing led the Pledge of Allegiance.

187 2026 07-20 MOTION TO EXCUSE

Moved by Glisman. Second by McCarthy.

To excuse Commissioner Petrie for today's meeting.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

188 2026 07-20 30-MINUTE TIME LIMIT

Moved by McCarthy. Second by Glisman.

For this meeting only, discussion of each agenda item remain subject to the thirty-minute limit established by the Rules and Procedures of the City Commission, and that each Commissioner be recognized for no more than two (2) speaking turns on each agenda item.

Ayes: Glisman, McCarthy, Hing.

Nays: Atwood, Brady.

Note: The vote was tied, 2-2. Mayor Hing cast the tie-breaking vote in favor of the motion pursuant to the City Charter.

MOTION CARRIED 3-2.

PUBLIC COMMENTS

Ken Kopnick commented on Mayor Hing.

Karen Braschayko commented on fireworks clean up and annual evaluations.

Gerald Gaecke commented on action taken by Mayor.

Heidi Helfer commented on city manager evaluations.

Bridgett Griffith commented on City Manager Womack and a vigil she is planning to honor victims of ICE.

Rick Schwab commented on Mayor Hing's mission work.

Steven Schwartz, representative of Mr. Womack, commented on Bodman documents and the City Manager's contract.

CITY MANAGER ANNUAL EVALUATION

City Manager Womack indicated he would prefer to do the evaluation in open session.

Commissioner Atwood raised a point of order. Mayor Hing ruled the point of order improper because no rule citation was provided establishing that a rule had been violated.

Appealed Ruling of Chair

Moved by Brady. Second by Atwood.

Appealed the ruling of the chair.

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy

MOTION FAILED 2-2.

The City Commission engaged in a discussion regarding City Manager Womack's annual evaluation.

Commissioner Atwood raised a point of order stating Mayor Hing is not germane to the topic. Mayor Hing ruled against the point of order as this is germane to the topic.

Appealed Ruling of Chair

Moved by Atwood. Second by Brady.

Appealed the decision of the chair.

Ayes: Brady, Atwood.

Nays: Glisman, McCarthy

MOTION FAILED 2-2.

City Manager Womack responded to comments made by commissioners regarding their evaluation of his job performance for the period of May 1, 2025, through May 8, 2026.

Mayor Hing ruled Commissioner Brady out of order and dilatory for the second time.

189 2026 07-20 CLOSED SESSION – WRITTEN LEGAL OPINION

Moved by McCarthy. Second by Glisman.

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

ROLL CALL VOTE:

Ayes: Glisman, McCarthy.

Nays: Atwood, Brady.

MOTION FAILED 2-2 (required two-thirds vote not obtained).

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order sustained under Rules and Procedures of the Commission, section D-6.

190 2026 07-20 RECESS

Moved by Brady. Second by Glisman.

To take a 5-minute recess.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

The Commission took a recess at 7:19 p.m. and returned to the special meeting at 7:26 p.m.

The City Commission was given a copy of the written opinion to review prior to reconsidering going into a closed session.

191 2026 07-20 CLOSED SESSION – WRITTEN LEGAL OPINION

Moved by McCarthy. Second by Glisman.

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

Mayor Hing ruled that Commissioner Atwood was dilatory.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy.

Nays: Atwood.

MOTION FAILED 3-1.

192 2026 07-20 RECESS

Moved by Brady. Second by Glisman.

To take a recess.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

The Commission took a recess at 8:50 p.m. and returned to the special meeting at 8:57 p.m.

Mayor Hing ruled a member of the audience out of order.

193 2026 07-20 ADMINISTRATIVE LEAVE – SCHEDULED HEARING

Moved by McCarthy. Second by Atwood.

The Commission, having reviewed the findings of the independent investigation under Engagement No. 2, and acting under its authority as employer, takes the following action:

1. City Manager Womack is on administrative leave with pay for three (3) weeks effective immediately upon adoption of this motion, through the hearing date below.
2. A hearing is set for Monday, August 10, 2026, at 4:00 p.m. at which the City Manager may appear in person and by counsel, review the evidence and respond to the grounds, before the Commission acts.
3. City Manager shall be provided with a copy of the investigation findings redacted only for legal analysis and conclusions, which labor counsel will supply, so that he has reasonable time to prepare his response.
4. City Manager Womack shall not enter City facilities or access City systems except as arranged by the acting City Manager.
5. Staff and the City's IT support are directed to suspend, on the evening of July 20, 2026, all of the City Manager's digital access and credentials, while preserving (not deleting) his accounts, devices and data consistent with the City's document-preservation obligations.
6. The Commission designates Kelly Hanna, Director of Financial Services, to perform the duties of the City Manager on an acting basis during administrative leave.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Atwood.

Nays: None.

MOTION CARRIED.

194 2026 07-20 ADJOURNMENT

Having no further business, the special meeting was adjourned at 9:28 p.m.

Jeremy Hing, Mayor

Romona Sanchez, City Clerk

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
JULY 20, 2026**

A regular meeting of the Lapeer City Commission was held July 20, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 9:30 p.m.

ROLL CALL

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

Absent: Commissioner Petrie.

Also present: City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

195 2026 07-20 30-MINUTE TIME LIMIT

Moved by McCarthy. Second by Glisman.

For this meeting only, discussion of each agenda item remains subject to the thirty-minute limit established by the Rules and Procedures of the City Commission, and that each Commissioner be recognized for no more than two (2) speaking turns on each agenda item.

Ayes: Glisman, McCarthy, Hing.

Nays: Atwood, Brady.

Note: The vote was tied, 2-2. Mayor Hing cast the tie-breaking vote in favor of the motion pursuant to the City Charter.

MOTION CARRIED 3-2.

196 2026 07-20 AGENDA APPROVAL

Moved by Glisman. Second by McCarthy.

Approve the Agenda for July 20, 2026, as presented.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

197 2026 07-20 MINUTES

Moved by Glisman. Second by McCarthy.

Approve the minutes of the regular meeting held July 6, 2026, as presented.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Geraldine Carson gave an invocation and commented on the bingo card.

Wes Weber spoke about comments made by City Manager Womack.

Carol Brown commented on the letter received from Freedom from Religion Foundation.

Kelly Nolan commented on the Senior Citizen millage.

Gigi Griffith commented on a vigil August 2, 2026, at 7:00 p.m.

Boris Yakubchik commented on the behavior of the Mayor.

Bryan Cloutier commented on a solution to improve Commission communication.

Yana Yakubchik commented on the grand opening of a bakery and the behavior of the Commission.

John DeAngelis commented on emails he received as a FOIA.

Ken Kopnick commented on services of Bodman, PLC.

Dwayne Burda commented on the Salem Witch Trials.

Jacob LaRoy commented on attorney bills and senior millage.

Stephen Brady commented on attorney bills and expenses.

Mayor Hing ruled Commissioner Brady out of order.

Leslie Getz commented on actions of the commission.

Heidi Helfer commented on the Senior Citizen Millage and on religion.

198 2026 07-20 CONSENT AGENDA

Moved by Glisman. Second by McCarthy.

Approve the consent agenda for July 20, 2026, as presented:

1. Special Event: City of Lapeer America 250 Committee, America 250 Flagpole Dedication, September 11, 2026, 5:00 p.m., Nepeessing St. at the Dog Park Corner.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

199 2026 07-20 BILL LISTING

Moved by McCarthy. Second by Glisman.

Approve the bill listing for July 20, 2026, in the amount of \$422,452.75.

ROLL CALL VOTE:

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

200 2026 07-20 LAPEER OPTIMIST CLUB BEER TENT RESOLUTION

Moved by McCarthy. Second by Glisman.

Adopt Resolution #2026-07 to authorize the Lapeer Optimist Club to use Annrook Park and Horton St. parking to operate their beer tent during Lapeer Days on Friday, August 21, 2026, through Sunday, August 23, 2026.

**RESOLUTION #2026-07
CITY OF LAPEER**

**LAPEER OPTIMIST CLUB
AUTHORIZATION TO OPERATE BEER TENT
DURING LAPEER DAYS**

WHEREAS, the Lapeer Optimist Club is a recognized nonprofit organization serving the Lapeer community through youth-oriented programs and charitable activities; and

WHEREAS, the Lapeer Optimist Club has requested permission from the City of Lapeer to host a beer tent as part of the annual Lapeer Days Festival; and

WHEREAS, the Lapeer Optimist Club is authorized to use Annrook Park and Horton St. parking on Friday, August 21, 2026, through Sunday, August 23, 2026; and

WHEREAS, the proposed beer tent will be operated in accordance with all applicable laws and regulations of the Michigan Liquor Control Commission (MLCC), and the Lapeer Optimist Club will apply for the necessary Special Liquor License for the duration of the event; and

WHEREAS, the City of Lapeer recognizes the longstanding partnership between the City and the Lapeer Optimist Club and supports their continued contribution to the community and the success of Lapeer Days.

NOW, THEREFORE, BE IT RESOLVED, that the Lapeer City Commission hereby grants its approval and support for the Lapeer Optimist Club to operate a beer tent during Lapeer Days Friday, August 21, 2026, through Sunday, August 23, 2026.

Dated this 20th day of July 2026.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

201 2026 07-20 DISMISS STAFF

Moved by Atwood. Second by Glisman.

Allow Acting City Manager Hanna to dismiss staff after their agenda item has concluded, at her discretion.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

202 2026 07-20 ORDINANCE AMENDMENT – CHAPTER 7 ZONING SECOND READING

Moved by Glisman. Second by McCarthy.

Adopt Ordinance 2026-05, on second reading amending Chapter 7, Article 7.02.02 (a)(43) to rezone 822 West Street (L21-33-306-040-00) from OS-1 Office Service to B-2 General Business, of the General Ordinances of the City of Lapeer.

Ordinance No. 2026-05

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

(43) The following described property formerly zoned OS-1 Office Service is hereby rezoned to B-2 General Business:

- PARCEL #L21-33-306-040-00. CITY OF LAPEER T7N, R10E, SEC 8, RICH'S ADDITION OUT LOT 2

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

203 2026 07-20 CAPITAL IMPROVEMENT PROJECT #22895 – CHIPPER TRUCK

Moved by Glisman. Second by McCarthy.

Approve the order and purchase of one (1) 2027 Ford F-600 4x4 from Milnes Ford of Lapeer in the amount of \$61,516.00 and the required vehicle upfitting from Viking Cives-Great Lakes (Battle Creek) in the amount of \$138,759.64, for a total project cost of \$200,275.64.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Atwood.

Nays: None.

MOTION CARRIED.

204 2026 07-20 CAPITAL IMPROVEMENT PROJECT #10470 – POLICE VEHICLES

Moved by Glisman. Second by McCarthy.

Approve the order and purchase of two (2) 2026 Chevrolet Tahoe 4WD with the police package from Berger Chevrolet Inc. in the amount of \$109,390.00.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Atwood, Brady.

Nays: None.

MOTION CARRIED.

205 2026 07-20 CAPITAL IMPROVEMENT PROJECT #22973 – TRACTOR LOADER

Moved by McCarthy. Second by Glisman.

Approve the order and purchase of a Kubota MX4900 loader tractor from Flint New Holland in the amount of \$54,415.42.

ROLL CALL VOTE:

Ayes: McCarthy, Atwood, Brady, Glisman.

Nays: None.

MOTION CARRIED.

206 2026 07-20 CAPITAL IMPROVEMENT PROJECT #22904 – ZERO TURN MOWER

Moved by Glisman. Second by McCarthy.

Approve the order and purchase of a Kubota ZD1200-3-60 Zero turn mower from Flint New Holland in the amount of \$18,484.72.

ROLL CALL VOTE:

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

207 2026 07-20 CAPITAL IMPROVEMENT PROJECT #23004 – TRAFFIC SIGNAL MAINTENANCE

Moved by McCarthy. Second by Glisman.

Approve the purchase of two (2) EVO radar traffic detection kits from Carrier & Gable in the amount of \$68,226.00 and approve the accompanying budget amendment, as presented.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Atwood.

Nays: None.

MOTION CARRIED.

208 2026 07-20 CAPITAL IMPROVEMENT PROJECT #23053 – PARKS AND RECREATION MASTER PLAN UPDATE

Moved by Glisman. Second by McCarthy.

Approve the proposal from Wade Trim to update the City of Lapeer Parks and Recreation Master Plan for a price not to exceed \$7,000, and authorize the Director of Parks, Recreation & Cemetery to sign the necessary documents.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Atwood, Brady.

Nays: None.

MOTION CARRIED.

CITY MANAGER'S REPORT

None.

CITY ATTORNEY'S REPORT

209 2026 07-20 CLOSED SESSION – WRITTEN LEGAL OPINION

Moved by McCarthy. Second by Glisman.

To postpone the written legal opinion to August 3, 2026, regular meeting.

Ayes: Atwood, Glisman, McCarthy.

Nays: Brady.

MOTION CARRIED 3-1.

UNFINISHED BUSINESS

210 2026 07-20 RESIGNATION – PLANNING COMMISSION – A. KELLY

Moved by Glisman. Second by McCarthy.

Accept the resignation of Austin Kelly from the Planning Commission and declare the seat vacant.

Ayes: Atwood, Glisman, McCarthy.

Nays: Brady.

MOTION CARRIED 3-1.

211 2026 07-20 REAPPOINTMENT – LAPEER NEIGHBORHOODS, INC.

Moved by Glisman. Second by McCarthy.

To confirm the Mayor's reappointment of James Mikus to the Lapeer Neighborhoods, Inc. for a term to expire August 1, 2028.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

212 2026 07-20 REAPPOINTMENT – PLANNING COMMISSION

Moved by Glisman. Second by McCarthy.

To confirm the Mayor's reappointment of Douglas Roberts to the Planning Commission for a term to expire August 1, 2029.

Ayes: Atwood, Brady, Glisman, McCarthy.

Nays: None.

MOTION CARRIED.

213 2026 07-20 APPOINTMENT – PLANNING COMMISSION

Moved by Glisman. Second by McCarthy.

To confirm the Mayor's appointment of Wes Weber to the Planning Commission for a term to expire August 1, 2029.

Ayes: Atwood, Glisman, McCarthy.

Nays: Brady.

MOTION CARRIED 3-1.

DEPARTMENTAL REPORTS

The Departmental Monthly Reports were received into the record.

PUBLIC COMMENTS

Cheryl Barnett commented on actions by Mayor Hing.

Geraldine Carson commented on housing stock and planning commission members.

Leslie Getz commented on attending meetings.

Ken Kopnick commented on the meetings.

CLOSING COMMENTS

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

214 2026 07-20 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 11:05 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

From:
To:
Cc:
Subject:
Date:



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender johnstahl1@gmail.com

July 8, 2026

City of Lapeer Michigan
City Commision Request:

I would like to make a request to be put on the agenda for the July 20, 2026 City Commission Meeting. The presentation is about the effects of legalized Cannabis in society today. This experiment has been tried these last eight years here in Michigan. I would like to give a presentation of the unintended circumstances, concerning the effects on society. Thank you for considering this important matter.

Sincerely,
John Stahl

Eagle Forum Report

founded by Phyllis Schlafly

200 W. Third St., Ste. 502 • Alton, IL 62002 • (618) 433-8990 • Eagle@EagleForum.org • EagleForum.org

April 2026

Volume 10/Number 4

Wrong Way on the High Way

TIME TO CUT THE GRASS

by Anne Schlafly, Chairman, Eagle Forum, and author of *Throwing Children Under the Cannabis*.

Over the last 25 years, the United States has endured a social experiment in legalized marijuana. The results are in and even those in favor of looser drug laws (such as the *New York Times*) are appalled at the consequences from the easy access to a dangerous drug. Nearly 75% of Americans live in states with access to legal cannabis.

The campaign to legalize marijuana was marketed as pain relief for cancer patients, but most users today have no medical needs other than addiction. Cannabis has been normalized and the proponents claim that the users are grandmothers, not crazy stoners. But normalization has brought a proliferation of crazy stoners with especially deleterious effects on young men.

Marijuana is an extremely dangerous drug because so many Americans believe that it is *not* dangerous. More than 50 million Americans are using marijuana, which is double the number who use tobacco.

Can you smell that awful odor? If you live in one of the 40 states that have a form of legalized marijuana, then the answer is YES. It seems like marijuana and cannabis products are everywhere. The product is adver-

tised on billboards with catchy names and candy colors. I receive advertising cards in the mail that promise a 50% discount on my first order. The “dispensaries” — a euphemism for pot shops — are often located on prime retail real estate.

A mind-altering drug that is still illegal under federal law is now socially and politically accepted across America. It has been marketed as a kinder and gentler option to alcohol or opioids. Some users (wrongly) claim that they are still sober when under the influence of marijuana. Three-quarters of Americans incorrectly think that the regular use of either tobacco or alcohol are greater health risk than marijuana usage.

This use of marijuana on a mass scale is a first in history. Our society is a guinea pig for what happens when a significant portion of the population is under the influence. Thousands of years ago, the Chinese warned that marijuana would make you see “dragons.” Now those dragons are breathing fire in our communities.

We must protect children and

young adults from marijuana. The licensed use of marijuana in the states actually increases the unlicensed use by providing a thin veneer of legality.

Legal marijuana has made illegal marijuana more attractive. Like tobacco and alcohol, the first time that most users try the drug is when they are a teenager, but marijuana has far worse consequences on developing brains. This drug has both short-term and long-term effects on the user. The daily users are not productive

members of society and the increase in cannabis use disorder has wreaked havoc.

My new book, *Throwing Children Under the Cannabis*, is a manual for what you can do for your children and communities that have been infiltrated by marijuana. Please buy the book, distribute to your friends and family, and start a campaign to stop the proliferation of marijuana in your community.

Very High Anxiety

Nearly 30% of marijuana users will get cannabis use disorder, according to the Centers for Disease



(Continued on page 2)

Control and Prevention. Daily marijuana use can also lead to the development of a psychotic disorder. Currently, a whopping 40% of marijuana users in America report that they use marijuana daily or almost daily. This intense usage frequently results in violent behavior.

The correlation between regular use of cannabis and psychosis is strong and the risk is much higher for males than for females. Whether males with mental illness are more attracted to marijuana or if the heavy use of marijuana actually causes the psychotic symptoms is not yet known. What we do know is that marijuana use is not benign. Many habitual users of marijuana develop psychosis, psychotic breaks, depression, schizophrenia, and other mental illnesses. At least 56 scientific studies have confirmed the link between high-potency marijuana and psychosis, including a 2020 study published in the *Journal of American Medicine*. This study found that using high-potency THC (the active ingredient that produces the “high”) was associated with “significant increases” in addiction and mental health disorders. The pot shops push the sales of marijuana with high potency for a fast “high”.

Mental health problems and substance use disorders go hand-in-hand. Substance use can trigger mental health symptoms, and mental health conditions can lead to substance use as a form of self-medication. Unfortunately, the users are self-medicating in the wrong direction. High usage does not relax the body; instead, high usage worsens depression and anxiety disorders. In long-term cannabis use, there is less dopamine in the body. So, frequent users develop a high tolerance and then they must increase their dosage in order to achieve their desired effect.

Marijuana-induced psychosis is not a one-off event. Between 30 to 50% of those with cannabis use disorder will later manifest chronic schizophrenia. These users will suffer lifelong injuries from their youthful experimentation in smoking pot. A single cannabis-induced psychotic episode is associated with a nearly 50% increased risk of developing schizophrenia. This intense drug use leads to bizarre episodes of violence that no one can really explain.

More than a quarter of adults with serious mental health conditions also struggle with substance use, particularly those with depression, anxiety disorders, schizophrenia, or personality disorders. THC has been shown to bind to the brain receptors that are involved in executive function, decision making, coordination, memory, and emotion.

A University of Colorado study found that neighborhoods with a single marijuana dispensary experience significant increases in property crimes, violent crimes, and homelessness.

Is marijuana hallucinogenic? It can be. Those who have cannabis use disorder can develop psychosis, which is an altered mental state separated from reality. Hallucinating is a symptom of psychosis.

Is marijuana addictive? It can be. Users can have a physical dependence on marijuana because withdrawing from the effects of the drug can take weeks. Users can have a mental dependence on marijuana when it is used in their social circles.

The American Psychiatric Association states that cannabis is not a medicine or even a beneficial treatment. “There is a strong association of cannabis use with the onset of psychiatric disorders. Adolescents are particularly vulnerable to harm, given the effects of cannabis on neu-

rological development. Cannabis that is dispensed under a state-authorized program is not a specific product with controlled dosages. The buyer has no complete way of knowing the strength or purity of the product.”

We need public service announcements about how using marijuana regularly results in mental illness for many people, particularly young men. Starting to use marijuana before the age of 18 significantly increases the odds of developing cannabis use disorder. THC



affects the development and function of the hippocampus, which is involved in memory; the amygdala, which helps process emotion; and the cerebellum, which is involved in motor coordination and the perception of time.

Vaping is the most common way teens use marijuana and the drug pushers have marketed their candy flavors to new users, which also masks the unpleasant smell. A quarter of seniors in high school reported that they had used marijuana in the past year, according to a 2025 University of Michigan study.

Is Marijuana Medicine?

Is using marijuana a better choice than using opioids? Is using marijuana a better choice than using alcohol? Too many Americans believe that marijuana is a safer or even “healthier” drug. Some users have turned to marijuana because they have turned away from the legal pharmaceutical industry.

“Medical” marijuana was sold to

(Continued on page 3)

the public as a way to ease the pain of terminal cancer patients. No one wants anybody to suffer at the end of life, but that has been a strawman argument for legalizing marijuana for medical purposes. In the states with “medical” marijuana, 95% of the users do not have any terminal illnesses. In some states, any illness or excuse can be used to access “medical” marijuana. So-called “medical” marijuana was a political vote; it was not a scientific analysis.

The 40 states that allow “medical” marijuana have over 100 approved medical indications, despite the lack of evidence of cannabinoid effectiveness. No drug can be smoked and still be considered a medicine. All smoking is bad for the lungs and smoking marijuana deposits four times more tar in the lungs than smoking tobacco does. Smoking marijuana has 33 cancer-causing chemicals. Marijuana smokers have higher rates of cardiovascular disease, heart attacks, and stroke than non-smokers.

A review of 2,500 clinical trials and surveys in the United States and Canada was published in the medical journal *JAMA* in 2025. The review found scant evidence for the effectiveness of marijuana to reduce pain, insomnia, or anxiety. Dr. Kevin Hill, one of the authors of the *JAMA* review, who directs the Division of Addiction Psychiatry at Beth Israel Deaconess Medical Center in Boston, said, “There’s a whole group of people who are saying they’re using it medically, but they’re really not. They’re just rationalizing their recreational use.” The article specifically warns against inhaling marijuana because of the increased risk of chronic bronchitis and exposure to toxic substances in the plant.

The “doctor” who “prescribes” marijuana is only using a gimmick. These doctors “recommend”; they

do not prescribe. Anyone can walk in and get a permission slip. There are no medical protocols for prescribing marijuana. “Medical” marijuana is not treated like any other doctor-prescribed drug. A key component in any prescribed medicine is the dosage. Most pharmaceuticals will cause adverse reactions if the dosage is too high. But in “medical” marijuana, the patient self-doses his medicine, which no doctor would allow with any other prescribed drug.

The Food and Drug Administra-



tion has not approved the cannabis plant for medical use. For this drug to be approved, there need to be double-blind studies, randomized tests, and — most importantly — quality control in the manufacture of the drug. However, the marijuana companies have no incentive to do any clinical trials on their drug, because so many states already allow sales of “medical” marijuana without any proof of efficacy.

All other doctor-prescribed drugs always come with a long list of potential side effects. In purchasing “medical” marijuana, there is no fine-print pamphlet with all the possible side effects that other pharmaceutical sales are required to contain. Physicians also want to know what other drugs the patient is taking, because there can be interactions with other medicines. Marijuana can intensify the effect of other drugs. The combination of marijuana and alcohol is

particularly harmful, because using both exaggerates the effects of each drug.

There is no laboratory evidence that marijuana is effective for treating pain, insomnia, anxiety, depression, PTSD, ingrown toenails, or even curing cancer. No, marijuana has not been shown to reduce the size of tumors. There are important reasons marijuana cannot be defined as a medicine any more than bourbon could be. Some people self-medicate with bourbon, but everyone recognizes that bourbon can never be an effective or reliable medicine.

Even though pain management is one of the most common reasons people report for using “medical” marijuana in the U.S., there is limited evidence that marijuana works to treat most types of acute or chronic pain. The 2024 guidelines from the American Society of Clinical Oncology say that there is insufficient evidence to recommend cannabis for cancer pain.

Marijuana usage also has a deleterious effect on patients undergoing surgeries, because marijuana users typically require much more pain medication after major surgery than non-users. Users often do not sleep well without marijuana because sleeplessness is a withdrawal symptom. So, those who take marijuana for insomnia incorrectly believe that the drug helps them to sleep; in reality, they are avoiding the pain of withdrawal, which can last for a month.

Not only is marijuana not good for the brain, but it is actually bad for the brain. Chronic cannabis use causes damage and loss of retinal ganglion cells. Moreover, ganglion cells are central nervous system tissue, like the cells of the brain, and may serve as a surrogate marker for brain cell loss.

————— (Continued on page 4)

This might account for neurological problems associated with heavy cannabis use such as memory loss, lethargy, and poor motivation, permanent IQ loss in young users, aggression, and psychoses.

Here are some of the side effects of taking marijuana: hyperemesis (severe nausea and uncontrolled repetitive vomiting), panic and paranoia, cardiac and lung problems, and increased risk for testicular cancer. Marijuana also degrades the quality of sperm and reduces fertility in males. Many male marijuana users experience a loss of sex drive and function and even impotency. They have fewer orgasms. Less sex probably leads to more unhappiness with the world around them, because who wants to spend time with a stoner?

It is not just the youth who are susceptible to the lures of marijuana. Marijuana is also being marketed to the elderly as a “natural, non-pharmaceutical” treatment. “Natural” drugs still can have unnatural side effects. All that “non-pharmaceutical” means is that the drug has not been double-blind tested for any of the symptoms or illnesses that it is supposed to alleviate. For the elderly, the real problem with marijuana use is the loss of short-term memory. Plus, marijuana can grossly interfere with other drugs that the elderly are taking.

Marijuana, which causes memory loss, is actually being marketed to dementia patients under the guise that this drug will improve their mood and quality of life. Feeding cannabis to dementia patients only serves to fatten the drug-pushers’ pockets; the seniors do not benefit.

Some marijuana proponents are now advocating for health insurance to cover marijuana. Since the government subsidizes health insurance, taxpayers should never be forced to

pay for marijuana!

In determining a medical use of marijuana, we should follow the science and not follow the movement. Many studies have shown that marijuana is not a form of medicine and causes adverse reactions.

Time to Nip This Bad Experiment in the Bud

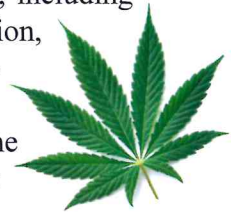
The answer to the problem of drug abuse is not to legalize and tax it, because too many lives are hurt by the proliferation of marijuana. Just because it is legal does not mean that it is safe. Legalization gives a veneer of approval and safety, which results in more people experimenting and using dangerous drugs, and then more people addicted and in need of social services. Collecting taxes on drugs only makes the illegal drugs cheaper and more desirable. The illegal pot shops can hide in the shadow of the legal ones. In California, legal marijuana is more expensive, illegal marijuana without taxes is easy to access, plus the state is not getting the revenues it anticipated.

Sin taxes disproportionately affect the addicted and poor. These victims need help and should not be a source of revenue for the government. Their needs will always cost the government more money than the taxes will ever recoup.

We should not let marijuana control and disrupt our society. Drugs will always be available and peddled to our children; we must win the social war to stigmatize marijuana. Self-medicating and using marijuana as pain relief is junk science.

Some communities and states have been very proactive in regulating the business of marijuana. Even in free-wheeling California, a whopping 85% of municipalities (cities and counties) have used local control measures to prohibit the commer-

cialization of marijuana, including retail outlets, cultivation, manufacturing, and delivery services. Regulations can also limit the locations and hours for marijuana companies.



Use social pressure: Tell your children — and everyone else — that marijuana causes harm. Do not allow any usage in your home.

The U.S. Surgeon General issued a report on “Marijuana and the Developing Brain,” which concluded that “No amount of marijuana use during pregnancy or adolescence is known to be safe.” This report needs more publicity to change the perception of pot as medicine.

States that have allowed “medical” marijuana should have stringent medical regulations on the use of this product. Marijuana products should be required to carry a black-box warning, which is the highest-level alert for drugs with severe safety risks. Tobacco products are legally required to have warning labels. Marijuana should be legally required to have similar warning labels. The labels should warn against using this product when pregnant or nursing, also against driving or operating machinery, and a warning on the dangers of cannabis use syndrome which leads to psychosis and schizophrenia.

No, we have not lost the war on drugs. We must teach about the dangers to every generation. We must clean up our communities. 

EAGLE FORUM

President: *Kris Ullman*

Report Editor: *Cathie Adams*

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ITEM D-1

Meeting Date: August 3, 2026
Department: Finance Department
Requestor: Kelly Hanna, Director of Financial Services
Agenda Item: Bill Listing – July 10, 2026, through July 22, 2026

RECOMMENDATION (motion):

Approve the bill listing as presented.

AGENDA ITEM INFORMATION:

I, Kelly Hanna, Director of Financial Services, have reviewed the bills for July 10, 2026, through July 22, 2026, in total amount of **\$945,604.43** and find them to be proper charges.

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

CHECK REGISTER FOR CITY OF LAPEER
CHECK DATE FROM 07/10/2026 - 07/22/2026

Check Date	Check	Vendor Name	Amount
07/21/2026	600276	DIPONIO CONTRACTING, LLC	634,372.07
07/16/2026	4011(A)	GREAT LAKES WATER AUTHORITY	159,454.20
07/16/2026	4039(E)	WEX BANK	11,191.04
07/16/2026	600236	CITY OF LAPEER	11,094.29
07/16/2026	600245	HIGHSTREET INS. SERV. GR LAKES, INC	10,810.45
07/16/2026	600250	KEMIRA WATER SOLUTIONS	10,788.70
07/16/2026	4012(A)	GREEN MEADOWS LAWNSCAPE, INC.	8,028.85
07/16/2026	4007(A)	ETNA SUPPLY	6,820.00
07/16/2026	4015(A)	LESLIE'S POOLMART INC	6,799.10
07/16/2026	4014(A)	K & R TRUCK SALES, INC.	5,677.56
07/16/2026	4035(E)	CONSUMERS ENERGY	4,459.59
07/16/2026	4002(A)	APOLLO FIRE APPARATUS SALES/SERVICE	4,383.18
07/16/2026	600265	T. P. ISRAEL CO INC	4,245.00
07/16/2026	4016(A)	LEXIPOL, LLC	4,213.10
07/16/2026	600240	FNA HOME INSPECTIONS	3,800.00
07/16/2026	4021(A)	ON DUTY GEAR, LLC	3,725.00
07/16/2026	600255	LAPEER COMMUNITY SCHOOLS	3,213.55
07/16/2026	4033(A)	VIEW NEWSPAPERS	2,845.00
07/16/2026	600267	TRW LANDSCAPES LLC	2,575.40
07/16/2026	600234	BS & A SOFTWARE	2,450.00
07/16/2026	4004(A)	BIG TEN CLEANING SERVICES LLC	2,275.00
07/16/2026	600254	LAPEER CO TREASURER	2,198.73
07/16/2026	600246	HOMER CONCRETE PRODUCTS	2,183.45
07/16/2026	4013(A)	HYDRO CORP	2,128.00
07/16/2026	600263	STATE OF MICHIGAN	2,025.54
07/16/2026	4017(A)	MAUK, JODI	1,980.77
07/16/2026	4030(A)	SMITH, SHANNON	1,980.77
07/16/2026	600232	AMERICAN ELECTRIC MOTOR	1,890.46
07/16/2026	4006(A)	DEE CRAMER	1,782.00
07/16/2026	600251	KENT COMMUNICATIONS INC.	1,715.33
07/16/2026	600269	VILLAGE PRINTING	1,643.00
07/16/2026	600253	LAPEER CO INTERMEDIATE SCHOOL	1,524.64
07/16/2026	4024(A)	POINT EMBLEMS LLC	1,522.50
07/16/2026	600259	MGS ELECTRIC INC.	1,488.00
07/16/2026	600275	ACTION MUNICIPAL SUPPLY, LLC	1,439.30
07/16/2026	4010(A)	GENERAL CODE LLC	1,295.00
07/16/2026	4023(A)	PIVOT POINT PARTNERS LLC	1,253.00
07/16/2026	4020(A)	MES SERVICE COMPANY, LLC	1,214.83
07/16/2026	4031(A)	TAYLOR, SARAH	1,096.15
07/16/2026	600266	TOWN & COUNTRY POOLS, INC	1,043.75
07/16/2026	4032(A)	THE BANK OF NEW YORK MELLON	825.00
07/16/2026	4027(A)	RIGHT TOUCH LANDSCAPING INC	800.00
07/16/2026	4026(A)	RICK RHEIN DISPOSAL	631.09
07/16/2026	4034(A)	WINDER POLICE EQUIPMENT INC	559.80
07/16/2026	600264	STATE OF MICHIGAN	546.00

07/16/2026	4019(A)	MEI TOTAL ELEVATOR SOLUTIONS	540.98
07/16/2026	4003(A)	BARCO PRODUCTS, LLC	477.06
07/16/2026	600260	PITNEY BOWES GLOBAL FINANCIAL	444.00
07/16/2026	600238	DYNAMIC WEST SCHOOL ASSEMBLIES	395.00
07/22/2026	4040(A)	DEER MANAGEMENT SYSTEMS, LLC	369.62
07/16/2026	4028(A)	SCHONS, NEENA SHARMA	345.00
07/16/2026	600268	UNIFIRST CORPORATION	336.49
07/16/2026	4008(A)	FIRST ADVANTAGE LNS	328.81
07/16/2026	600257	MARCO TECHNOLOGIES, LLC	315.59
07/16/2026	600237	DELYNN'S DESIGNS, INC	293.50
07/16/2026	600261	SHIRLEY'S DRY CLEAN. & ALTERATIONS	287.55
07/16/2026	600249	JOHNSON, DUSTIN	286.19
07/16/2026	4005(A)	CRUISERS, INC	274.72
07/16/2026	4036(E)	GRANITE TELECOMMUNICATIONS, LLC	266.16
07/16/2026	600243	GLAESER DAWES CORPORATION	250.00
07/16/2026	600270	WARREN SYSTEMS	207.00
07/16/2026	600256	LAPEER DISTRICT LIBRARY	199.14
07/16/2026	4022(A)	PARAGON LABORATORIES, INC.	173.00
07/16/2026	600233	ARNOLD'S AUTO WASH	152.00
07/16/2026	600272	WHITE, LINDA	135.00
07/16/2026	600248	JAY'S SEPTIC	130.00
07/16/2026	600274	WINNINGER FIRE PROTECTION LLC	120.00
07/16/2026	4029(A)	SHORELINE INVESTMENT SERV. INC.	108.95
07/16/2026	4009(A)	FLINT WELDING SUPPLY CO	101.25
07/16/2026	600235	C & L WARD BROS, CO	100.00
07/16/2026	600239	ECKER MECHANICAL CONTRACTORS, INC	100.00
07/16/2026	600241	FOUNDATION SYSTEMS OF MICHIGAN	100.00
07/16/2026	600258	MESTER EXTERIORS	100.00
07/16/2026	600262	SIGNS BY CRANNIE, INC	100.00
07/16/2026	600271	WARREN SYSTEMS, INC	100.00
07/16/2026	600247	I.R.S	88.32
07/16/2026	4025(A)	PREMIER OCCUPATIONAL HEALTH	88.00
07/16/2026	4037(E)	ISOLVED, INC.	86.68
07/16/2026	600242	GENESEE VALLEY VAULT, INC	83.00
07/16/2026	600244	GREATER LAPEER TRANS AUTH	54.92
07/16/2026	4018(A)	MCLEAN, ALEXANDRIA	30.74
07/16/2026	600252	LAPEER CO EMS AUTHORITY	30.00
07/16/2026	600273	WINEMAN, JODIE	15.95
07/16/2026	4038(E)	STATE OF MICHIGAN	1.62
07/16/2026	600231	ACTION MUNICIPAL SUPPLY, LLC	0.00 V
TOTAL			<u><u>\$945,604.43</u></u>



ITEM G-1

Meeting Date: August 3, 2026
Department: Planning Department
Requestor: Wade Burkholder, Planning Consultant
Samantha Fountain, Community and Economic Development Director
Agenda Item: Rezoning – 1029 Baldwin Road, Parcel #L21-39-831-032-20 from R-3 Single Family Residential to B-2 General Business

RECOMMENDATION (motion):

To approve the request to rezone the property 1029 Baldwin Road, Parcel L21-39-831-032-20 from R-3 Single Family Residential to B-2 General Business

AGENDA ITEM INFORMATION:

On July 9, 2026, the Planning Commission held a public hearing to consider a request from PMF Lapeer, LLC/Phillip P. Ruggeri to rezone the property 1029 Baldwin Road, Parcel L21-39-831-032-20 from R-3 Single Family Residential to B-2 General Business.

The applicant, PMF Lapeer, LLC/Phillip P. Ruggeri, has submitted a rezoning request to rezone 1029 Baldwin Rd from the current zoning classification, R-3, to a requested zoning classification of B-2 General Business. 1029 Baldwin Rd has an existing single-family residence on site, which is surrounded by B-2 General Business. The applicant has requested this rezoning with the intent of combining the parcel with another parcel acquired for the development of condominiums, as shown in the Parcel Combination Exhibit of the rezoning application, included with this review. If this rezoning is approved, a site plan review would be required based on the changes proposed to the site by the applicant.

The attached conceptual plan was included with the rezoning application for this case. This plan is purely conceptual at this time and is not being offered as a condition to the rezoning. The parcel is part of a larger site plan for the development of the combined parcels. If the rezoning and combination are approved, the site plan and viable uses will need to be reviewed further.

The applicant stated that the purpose of the rezoning is to comply with requirements for a lot combination. Once the lots are combined, the applicant will continue to work with City Staff to determine an appropriate use for the site.

The existing B-2 zoning classification allows for a wider variety of permitted uses of the parcel compared to the R-3 district. Staff finds the request for a higher and best use of the parcel is compliant with the current Master Plan. In the B-2 District, neither Single nor Multiple-Family use of the property is a permitted use, thus the existing submitted concept plan is not a viable development plan for the property.

The Applicant has been advised that multiple-family uses are not permitted within the B-2. At this time, the Applicant is seeking to create unified zoning with the adjoining B-2 parcels in order to achieve a lot combination approval.

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

Ordinance No. 2026-06

Ordinance No. 2026-06 had a first reading by the City Commission at the regular meeting of the Lapeer City Commission on Monday, August 3, 2026, at 6:30 p.m. in the Lapeer City Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

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

i.PARCEL #L21-39-831-032-20. CITY OF LAPEER
SEC 7 T7N R10E SUPERVISOR'S PLAT #4
RECORDED IN PLAT LIBER 1, PAGE 91, AND A
PART OF LOT 32

AYES:

NAYS:

ABSENT:

MOTION CARRIED. AMENDMENT TO CHAPTER 7 ADOPTED.

1st Reading: 08-03-2026

2nd Reading:

Published:

Effective:

Ordinance Effective Date: After adoption, ordinance shall take effect 7 days after publication, unless given immediate effect by City Commission.

**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

REZONING REQUEST

1029 Baldwin (L21-39-831-032-20)

**R-3 Single-Family Residential
To
B-2 General Business**



Memorandum

To: City of Lapeer, Planning Commission
From: Wade Burkholder, City Planning Consultant
Date: 07/09/2026
RE: **Rezoning Request** – PMF Lapeer, LLC – 1029 Baldwin Rd

The applicant, PMF Lapeer, LLC/Phillip P. Ruggeri, has submitted a rezoning request to rezone 1029 Baldwin Rd from the current zoning classification, R-3, to a requested zoning classification of B-2 General Business. 1029 Baldwin Rd has an existing single-family residence on site, which is surrounded by B-2 General Business. The applicant has requested this rezoning with the intent of combining the parcel with another parcel acquired for the development of condominiums, as shown in the Parcel Combination Exhibit of the rezoning application, included with this review. If this rezoning is approved, a site plan review would be required based on the changes proposed to the site by the applicant. The applicant has not stated what the use of the parcel would be after the rezoning, other than that it will be a part of the overall development.

Surrounding Properties, Zoning and Land Use			
North: PMF Lapeer LLC, Zoned B-2 General Business	South: Belle Tire Zoned PUD Planned Unit Development	West: Residential Zoned R-2 Single Family Residential	East: Popeye's Zoned B-2 General Business

Conceptual Plan Comments –

- The attached conceptual plan was included with the rezoning application for this case. This plan is purely conceptual at this time and is not being offered as a condition to the rezoning. The plan is a larger site plan for the development of the combined parcels. If the rezoning and combination are approved, the site plan will need to be reviewed further.

REZONING STANDARDS OF APPROVAL

To grant approval of a rezoning request, one of the following must be found true per Section 7.23.06.B:

- (1) The requested amendment is in compliance with the City Master Plan or that a mistake in the plan or changes in conditions or City policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in

conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.

(2) The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan.

APPLICANT'S RESPONSE FOR REZONING

The applicant stated that the purpose of the rezoning is to comply with requirements for a lot combination. Once the lots are combined, they will be developed as condominiums.

STAFF FINDINGS

The City's Future Land Use map identifies the subject parcel as planned for "Commercial – General Business." The Future Land Use Plan states that this classification corresponds to the B-2 General Business zoning district. This classification is in direct compliance with the requested rezoning to B-2, which aligns with approval standard (1) for rezonings, section 7-23.06.B.

RECOMMENDATIONS

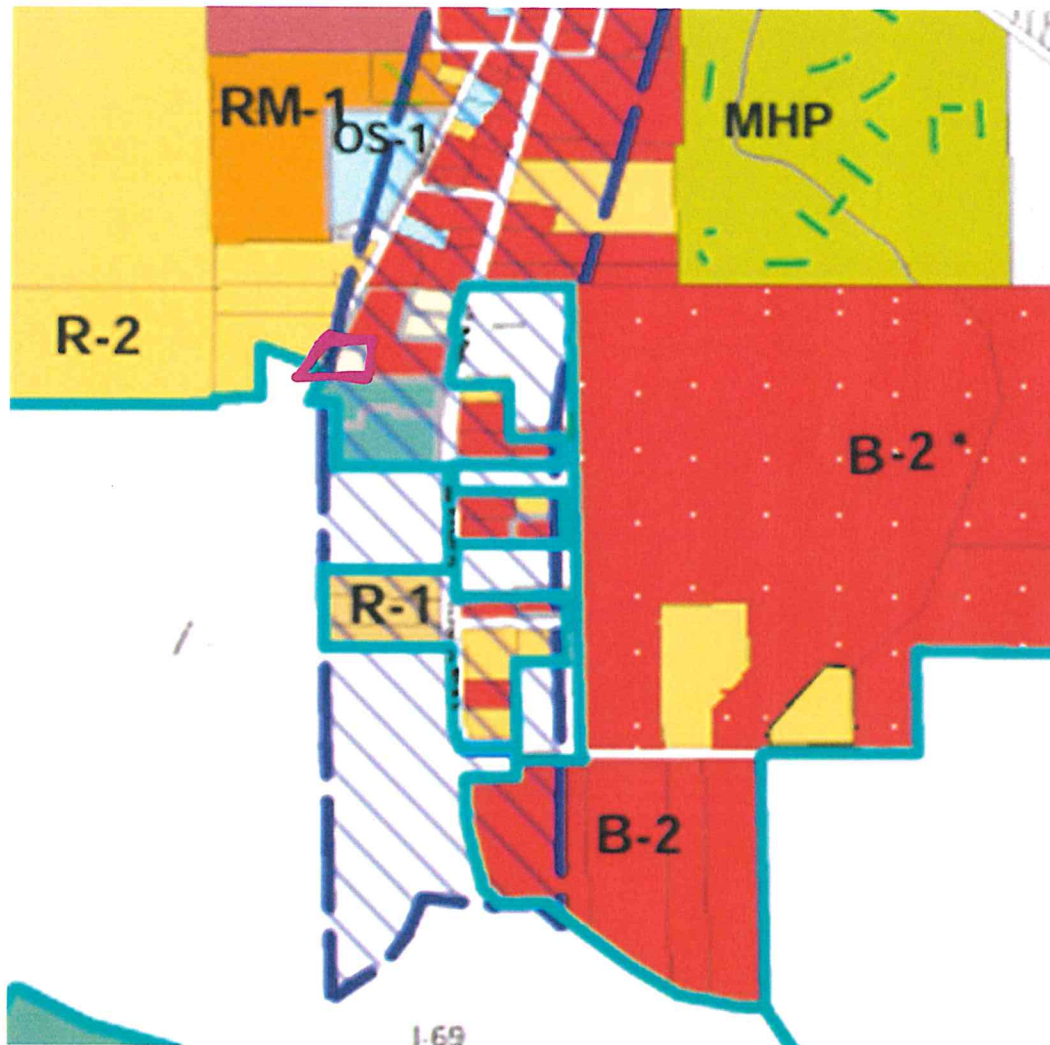
Based on the information provided, the request meets Standard #1 in Section 7.23.06.B of the zoning ordinance. Therefore, staff encourages the Planning Commission to recommend approval of the rezoning request to the City Commission. However, further review will be needed for the overall development if the parcels are combined.

REFERENCE MATERIAL

Aerial Map



Current City of Lapeer Zoning Map



Parcel outlined in purple

Future Land Use Map





PLANNING DEPARTMENT
576 Liberty Park, Lapeer, MI 48446
(810) 664-4553

REZONING APPLICATION

Fee: \$750.00 base fee plus \$50.00 per acre

FEE: \$800.00

DATE PAID: 6-1-20

An application to request the rezoning of property must be heard before the City of Lapeer Planning Commission. ***Regular meetings of the Planning Commission are held on the second (2nd) Thursday of each month at 6:30 p.m. at Lapeer City Hall.*** After receipt of the application and payment of the fee a public hearing will be scheduled for the next Planning Commission meeting for consideration, with all legal notifications being met. Public hearing legal notices are required to be published in the local newspaper 15 days in advance of a public hearing.

Recommendations from the Planning Commission are considered by the Lapeer City Commission at the first available City Commission regular meeting date following the regular Planning Commission meeting. *The applicant is advised to contact the Planning Department at (810)664-4553 to confirm the date for City Commission action.*

A non-refundable filing fee of \$750.00 base fee plus \$50.00 per acre made payable to the City of Lapeer must accompany your application.

Applicant Information

Name: PMF Lapeer, LLC c/o Philip P. Ruggeri

Address: 43231 Schoenherr, Sterling Heights, MI 48313

Phone Number: [REDACTED] Email Address: [REDACTED]

Property Owner Name and Address (if different than above): _____

Property Information

Property Address: 1029 Baldwin, Lapeer, MI

Parcel Number (Tax ID Number): L21-39-831-032-20

Current Zone District Classification: B-3

Proposed Zone District Classification: B-2

Proposed Use: Part of overall development

A copy of the deed for the subject property or its legal description must be attached to the application.

Preliminary Concept Plan

Please provide a preliminary concept plan showing the subject lot or parcel and the intended layout of the proposal. The concept plan is required to be drawn to scale and becomes part of the application.

In consideration of all rezoning request, the PC shall review each case as to its compliance with one of the two standards:

- (1) The requested amendment is in compliance with the City Master Plan or that a mistake in the plan or changes in conditions or City policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.
- (2) The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the City Master Plan.

Please state the intended action and the reason the requested rezoning:

Surrounding site is zoned B-2 and has been developed as commercial with 2 drive-thru locations to the East; Belle Tire parking area and +/- 2 acre site with detention pond, Popeyes and proposed site. Residential lot acquired during development. A combination application has been filed (See Exhibit "A") to make this site consistent with B-2 zoning and to finalize combination. Entire site undergoing condominium ownership. Divided into 5 parcels. Site is currently under a combination application.

I (we), the undersigned, do hereby make application and petition the City of Lapeer to amend the City of Lapeer Zoning Ordinance and associated zoning map.

Applicant's Signature(s):

Print Applicant Name(s): Philip P. Ruggeri, Member

Date: 05/26/2026

Signature(s) of Property Owner(s):
(If different than applicant)

Print Property Owner(s) name: PMF Lapeer, LLC, a Michigan limited liability company, Philip P. Ruggeri, Member

Date: 05/26/2026



FILE COPY

City of Lapeer

Received:

Received

MAY - 5 2026

Initial

Assessing Division

APPLICATION FOR LAND DIVISION / COMBINATION / ALTERATION

Applicant Information (Owner Authorization Required)		Owner Information (If different)	
Name	PMF Lapeer, LLC	Name	
Address	43231 Schoenherr	Address	
City, State, Zip	Sterling Heights, MI 48313	City, State, Zip	
Phone	[REDACTED]	Phone No.	
E-mail Address	[REDACTED]	E-mail Address	
Property Information		Parent Parcel Number(s)	
Property Address	10410 S. LAPEER ROAD	Property I.D. No:	L 21-39-831-032-00
Total Acreage	5.547 ACRES.	Property I.D. No:	L 21-39-831-032-20
		Property I.D. No:	
Subdivision (if applicable)	Supervisor's Plot No. 4	Property I.D. No:	
Reason for Request: (attach additional sheet if necessary): Combination of additional parcel acquired during development			

THE FOLLOWING ACTION IS HEREBY REQUESTED BY THE APPLICANT: (Please Check all Applicable Boxes)

DIVISION / SPLIT

☐

COMBINATION

☒

PLAT

☐

MASTER DEED

☐

BOUNDARY TRANSFER

☐

DESC CORRECTION

☐

Please note that the attached "Application Check-list" must be completed, signed, and submitted along with this application before anything will be processed.

The City of Lapeer does Not split the current year Assessment's, Taxable Value's or Taxes; ie. (Courtesy Splits)

Parent Parcel Numbers will remain in effect in the current tax year. Property owners shall be responsible for the pro-ration, escrow, and payment of the current, and/or pending Summer and Winter Tax Billing. Delinquent and/or unpaid taxes will remain a lien against the "Parent Parcels".

Split/Combine Fee's

Resulting Parcels Rate

1st \$200.00 X

2 - 4 (Additional) \$100.00 (Each Additional)

5+ \$75.00 (Each Additional)

(Recording Fee with Lapeer County Register of Deeds)

Address Fee's

Units

Fee

1 - 4

\$25.00 (Each)

5 - 40 (Additional) \$10.00 (Each Additional)

5+

\$5.00 (Each Additional)

\$30.00 (Each)

05/01/2026

Applicants Signature Philip P. Ruggeri Title (Owner/Agent/Other)

Date

This Section for Official Use Only

Board of Commissioners Approval

☐ Approved☐ Denied☐ N/A

Date

Assessor's Action

☐ Approved☐ Denied☐ N/A

Denise Marinelli, Assessor

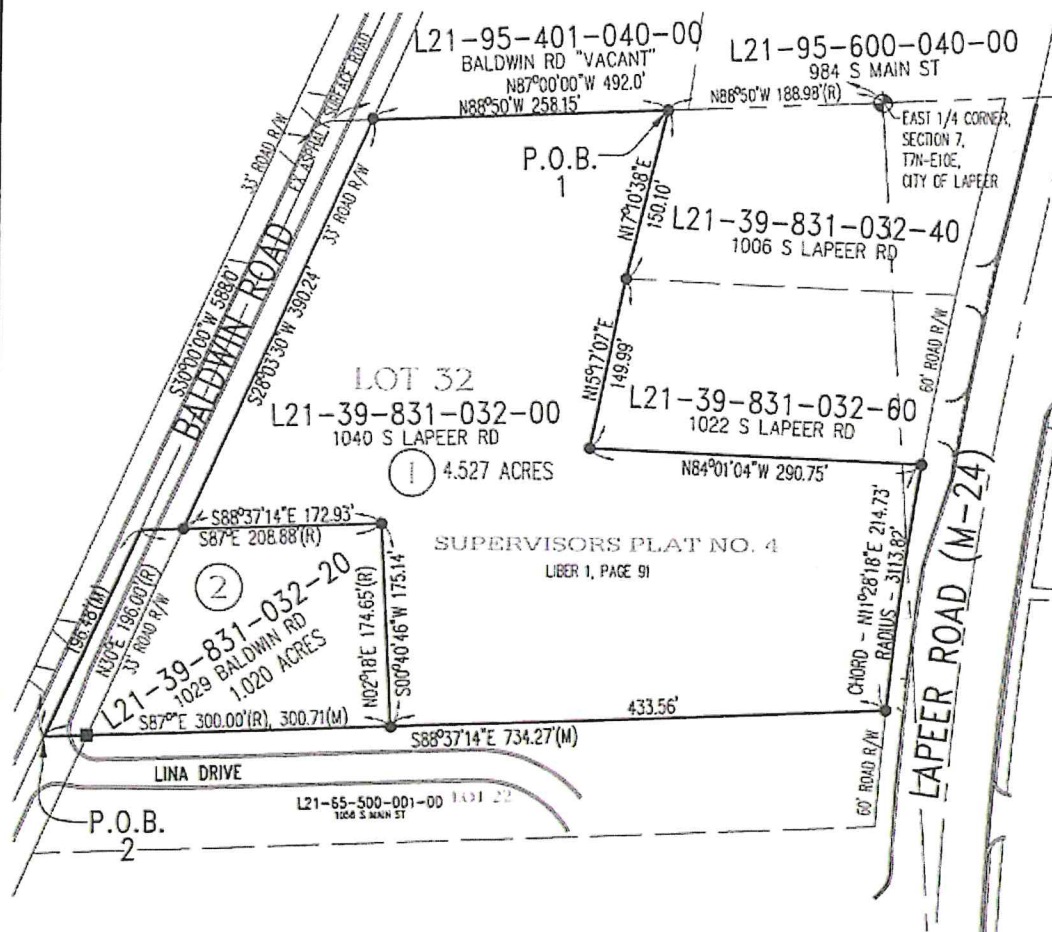
Date:

MCL 560.109 (1) A municipality shall approve or disapprove a proposed division within 45 days after the filing of a complete application for the proposed division with the assessor or other municipally designated official.

Revised : 6/28/2024

GRAPHIC SCALE
0 60 120
(IN FEET)
1 inch = 120 ft.

1. DATE OF LAST FIELD WORK 04.15.2026
2. THE BASIS OF BEARING IS SUPERVISORS PLAT NO. 4.
3. REFERENCED SURVEY: FENTON LAND SURVEYING & ENGINEERING, JOB NO. 21-282, DATED: 12.12.2025.
4. SEE SHEET 2 FOR LEGAL DESCRIPTIONS.
5. THIS PARCEL COMBINATION IS SUBJECT TO MUNICIPAL APPROVAL PER P.A. 288 OF 1967, AS AMENDED
6. TOTAL PROPERTY AREA: PARCEL 1 = 197,198 SFT or 4.527 ACRES; PARCEL 2 = 44,435 SFT or 1.020 ACRES; COMBINED = 241,633 SFT or 5.547 ACRES



DMC REAL ESTATE ADVISORS
C/O DENNIS MILLER & PHILIP P RUGGERI
888 W BIG BEAVER, SUITE 300, TROY, MI 48064
PHONE: 284.729.7500 EMAIL: dennismiller@mkiezi.com

SCALE:	1"=120'	JOB NO.	26-122	DATE:	04.30.2026	FLD BY:	S.M.
DRN BY:	J.B.M.			APPR BY:	D.J.K.	PAGE:	1 of 2



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM



PARCEL COMBINATION EXHIBIT

LEGAL DESCRIPTIONS (AS PROVIDED):

PARCEL 1 (TAX PARCEL ID: L21-39-831-032-00)

(PER TITLE POLICY PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
COMMITMENT NO. 4-21788945-SCM, COMMITMENT DATE: JUNE 04, 2021 8:00 AM)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: CITY OF LAPEER, COUNTY OF LAPEER, STATE OF MICHIGAN

PART OF LOT 32, SUPERVISOR'S PLAT NO. 4, AS RECORDED IN LIBER 1 OF PLATS, PAGE 91, LAPEER COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE OF SECTION 7 AND THE NORTH LINE OF LOT 32 THAT IS NORTH 88 DEGREES 50 MINUTES WEST 188.98 FEET FROM THE EAST QUARTER CORNER OF SECTION 7; THENCE CONTINUING ALONG THE NORTH LINE OF LOT 32 NORTH 88 DEGREES 50 MINUTES WEST 258.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 32 AND THE EASTERLY LINE OF BALDWIN ROAD; THENCE SOUTH 28 DEGREES 03 MINUTES 30 SECONDS WEST 390.24 FEET ALONG SAID EASTERLY ROAD LINE TO A POINT THAT IS NORTH 28 DEGREES 03 MINUTES 30 SECONDS EAST 196.0 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 88 DEGREES 37 MINUTES 14 SECONDS EAST 172.93 FEET PARALLEL WITH THE SOUTH LINE OF SAID LOT 32; THENCE SOUTH 00 DEGREES 40 MINUTES 46 SECONDS WEST 175.14 FEET TO THE SOUTH LINE OF SAID LOT 32; THENCE SOUTH 88 DEGREES 37 MINUTES 14 SECONDS EAST 433.56 FEET ALONG SAID SOUTH LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 32 AND THE WESTERLY LINE OF SOUTH LAPEER ROAD (M-24); THENCE ALONG SAID WESTERLY ROAD LINE ON A CURVE TO THE RIGHT, RADIUS 3113.82 FEET, CENTRAL ANGLE 3 DEGREES 57 MINUTES 08 SECONDS AND WHOSE CHORD BEARING DISTANCE IS NORTH 11 DEGREES 28 MINUTES 18 SECONDS EAST 214.73 FEET TO A POINT THAT IS SOUTHERLY 325.0 FEET ALONG SAID WESTERLY ROAD LINE FROM THE NORTHEAST CORNER OF SAID LOT 32; THENCE NORTH 84 DEGREES 01 MINUTES 04 SECONDS WEST 290.75 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 07 SECONDS EAST 149.99 FEET; THENCE NORTH 17 DEGREES 10 MINUTES 38 SECONDS EAST 150.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (TAX PARCEL ID: L21-39-381-032-20)

WARRANTY DEED LIBER 3473, PAGE 638:

COMMENCING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SECTION 7, TOWN 7 NORTH, RANGE 10 EAST, WITH THE CENTERLINE OF BALDWIN ROAD, SAID POINT OF INTERSECTION BEING NORTH 87 DEGREES WEST 492 FEET FROM THE EAST QUARTER POST OF SAID SECTION 7; THENCE SOUTH 30 DEGREES WEST ALONG THE CENTERLINE OF BALDWIN ROAD A DISTANCE OF 588 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES EAST A DISTANCE OF 300 FEET; THENCE NORTH 2 DEGREES 18 MINUTES EAST TO A POINT WHICH IS SOUTH 87 DEGREES EAST FROM A POINT TO THE CENTERLINE OF BALDWIN ROAD, NORTH 30 DEGREES EAST 196 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES WEST TO THE CENTERLINE OF BALDWIN ROAD; THENCE SOUTH 30 DEGREES WEST 196 FEET TO THE POINT OF BEGINNING, LAPEER TOWNSHIP, LAPEER COUNTY, MICHIGAN. BEING A PART OF LOT 32 SUPERVISORS PLAT NO. 4, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT LIBER 1, PAGE 91, LAPEER COUNTY RECORDS.

PROPOSED LEGAL DESCRIPTION:

PARCEL 1 & 2 COMBINED (NEW TAX ID REQUIRED)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: CITY OF LAPEER, COUNTY OF LAPEER, STATE OF MICHIGAN

PART OF LOT 32, SUPERVISOR'S PLAT NO. 4, AS RECORDED IN LIBER 1 OF PLATS, PAGE 91, LAPEER COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE OF SECTION 7 AND THE NORTH LINE OF LOT 32 THAT IS NORTH 88 DEGREES 50 MINUTES WEST 188.98 FEET FROM THE EAST QUARTER CORNER OF SECTION 7; THENCE CONTINUING ALONG THE NORTH LINE OF LOT 32 NORTH 88 DEGREES 50 MINUTES WEST 258.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 32 AND THE EASTERLY LINE OF BALDWIN ROAD; THENCE SOUTH 28 DEGREES 03 MINUTES 30 SECONDS WEST 586.24 FEET ALONG SAID EASTERLY ROAD LINE TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 88 DEGREES 37 MINUTES 14 SECONDS EAST 696.63 FEET ALONG SAID SOUTH LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 32 AND THE WESTERLY LINE OF SOUTH LAPEER ROAD (M-24); THENCE ALONG SAID WESTERLY ROAD LINE ON A CURVE TO THE RIGHT, RADIUS 3113.82 FEET, CENTRAL ANGLE 3 DEGREES 57 MINUTES 08 SECONDS AND WHOSE CHORD BEARING DISTANCE IS NORTH 11 DEGREES 28 MINUTES 18 SECONDS EAST 214.73 FEET TO A POINT THAT IS SOUTHERLY 325.0 FEET ALONG SAID WESTERLY ROAD LINE FROM THE NORTHEAST CORNER OF SAID LOT 32; THENCE NORTH 84 DEGREES 01 MINUTES 04 SECONDS WEST 290.75 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 07 SECONDS EAST 149.99 FEET; THENCE NORTH 17 DEGREES 10 MINUTES 38 SECONDS EAST 150.10 FEET TO THE POINT OF BEGINNING.

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SCALE: 1"=120'	JOB NO. 26-122	DATE: 04.30.2026	FLD BY: S.M.
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14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM



 Outlook

Fw: 1040 S Lapeer Rd Lot Combination

From Philip Ruggeri [REDACTED]

Date Tue 5/5/2026 12:48 PM

To Philip Ruggeri [REDACTED]

FYI

Get Outlook for iOS

From: Timothy Mayer <tmayer@ci.lapeer.mi.us>

Sent: Tuesday, May 5, 2026 12:01:50 PM

To: Philip Ruggeri [REDACTED]

Subject: 1040 S Lapeer Rd Lot Combination

Hello Mr. Ruggeri,

This is Tim Mayer writing to you from the City of Lapeer Assessing Department regarding the lot combination for 1040 S Lapeer Rd. After consulting with our planning department, it appears that you will need to go through the rezoning process for L21-39-831-032-20 in order for our department to process this combination. The combination will be contingent upon the rezoning of that parcel. Please contact the planning and zoning department with any additional questions. We will proceed with the combination as soon as the rezoning process is complete.

Thank You,



Tim Mayer

Deputy Assessor

Assessing Department

576 Liberty Park, Lapeer, MI 48446

810 – 664 – 5231

<https://www.ci.lapeer.mi.us/>

**CITY OF LAPEER
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

Please take notice that a public hearing has been scheduled before the City of Lapeer Planning Commission on Thursday, July 9th, 2026, at 6:30 p.m. in the Lapeer City Hall Commission Chambers, 576 Liberty Park, Lapeer, Michigan, to consider a request by PMF Lapeer, LLC (Phillip P. Ruggeri) to rezone the following property located at 1029 Baldwin Rd. from R-3 Single Family Residential District to B-2 General Business District:

Parcel #L21-39-831-032-20.

The proposed rezoning is a result of a lot combination request and will establish a single zoning classification, thereby enabling more cohesive and efficient redevelopment of the site.

The City of Lapeer will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the hearing, upon seven (7) days notice to the City of Lapeer. Individuals with disabilities requiring auxiliary aids or services should contact the City of Lapeer by writing or calling the following: City Manager's Office, City of Lapeer, 576 Liberty Park, Lapeer, Michigan 48446 (810) 664-5231. Las personas con conocimientos limitados del inglés traducción en el idioma que requieren asistencia en virtud del Título VI de la Ley de Derechos Civiles de 1964 será proporcionado, a título gratuito, servicios de interpretación a siete (7) días de anticipación a la Ciudad de Lapeer con la redacción de la oficina del Gerente de la ciudad, Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan, 48446.

All interested persons are encouraged to attend the public hearing. Written comments will be received until 5:00 P.M. on Thursday, July 9th, 2026, and should be addressed to:

Lapeer City Hall
Attn: Planning Commission
576 Liberty Park
Lapeer, Michigan



OFFICIAL
NOTICE



THE CITY OF
LAPEER
MICHIGAN

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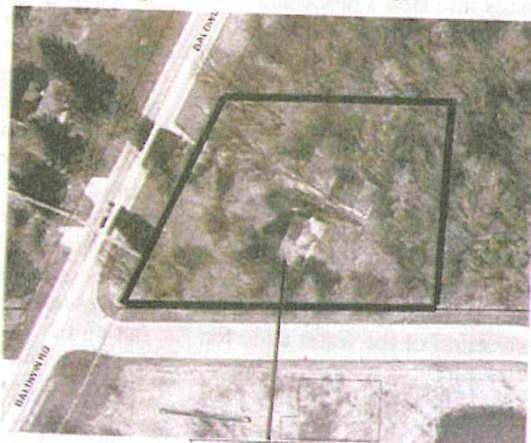
Parcel #L21-39-831-032-20.

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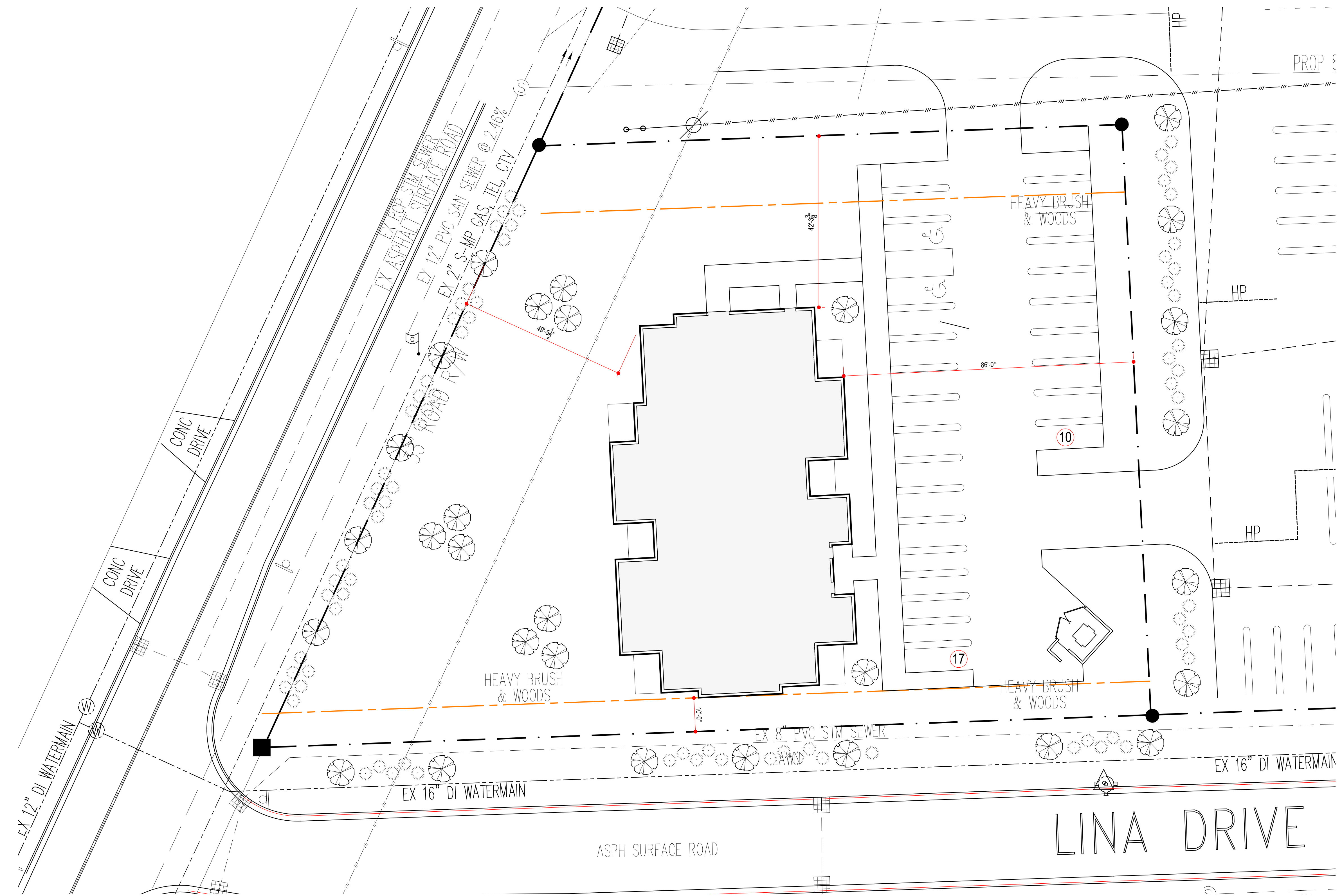
Lapeer City Hall
Attn: Planning Commission
576 Liberty Park
Lapeer, Michigan



Subject Property

County
Press

6/24/26



1 Site Plan
1/16" = 1'-0"



ZONING

CURRENT:
B-2 GENERAL BUSINESS

PROPOSED:
RM-2 MULTIPLE-FAMILY RESIDENTIAL

SETBACKS

FRONT:
REQUIRED: 30'
PROVIDED: 49'

SIDE (N):
REQUIRED: 10'
PROVIDED: 42'

SIDE (S):
REQUIRED: 10'
PROVIDED: 10'

REAR:
REQUIRED: 35'
PROVIDED: 86'

DENSITY

LOT AREA:
1.02 ACRES (44,435 SQ FT)

18 UNITS / 2.05 ACRES = 17.6 UNITS/ACRE

PARKING

MULTI-FAMILY REQUIREMENTS
2 SPACES FOR ONE AND TWO BED UNITS
18 UNITS x 2 SPACES = 36 SPACES

PROVIDED:
18 UNITS x 1.5 SPACES = 27 SPACES

PROVIDED 27 SPACES ON SITE

RECREATION

REQUIRED:
1,500 SQ FT (36 UNITS) = 54,000 SQ FT

PROPOSED:
14,481 SQ FT
314,481 SQ FT / 36 UNITS = 402.25 SQ FT PER UNIT

VARIANCES

RECREATION REQUIREMENTS
1500 SQ FT PER UNIT (36 UNITS) = 54,000 SQ FT
10,151 SQ FT PROPOSED
NEED VARIANCE FOR 43,849 SQ FT

BUFFER FOR EASTERN PROPERTY LINE
20' BUFFER REQUIRED
10' BUFFER PROPOSED
NEED VARIANCE FOR 10' BUFFER

BUFFER FOR NORTHERN PROPERTY LINE
20' BUFFER REQUIRED
10' TO 18'-6" BUFFER PROPOSED
NEED VARIANCE FOR 10' TO 18'-6" BUFFER

PARKING REQUIREMENTS
72 SPACES REQUIRED
64 SPACES PROVIDED
8 ADDITIONAL LAND BANK SPACES PROVIDED

UNIT MATRIX

	1 BED	2 BED	TOTAL
1ST	4	2	6
2ND	4	2	6
3RD	4	2	6
TOTAL	12	6	18

1 First Floor Plan
1/8" = 1'-0"



1 Second & Third Floor Plans
1/8" = 1'-0"



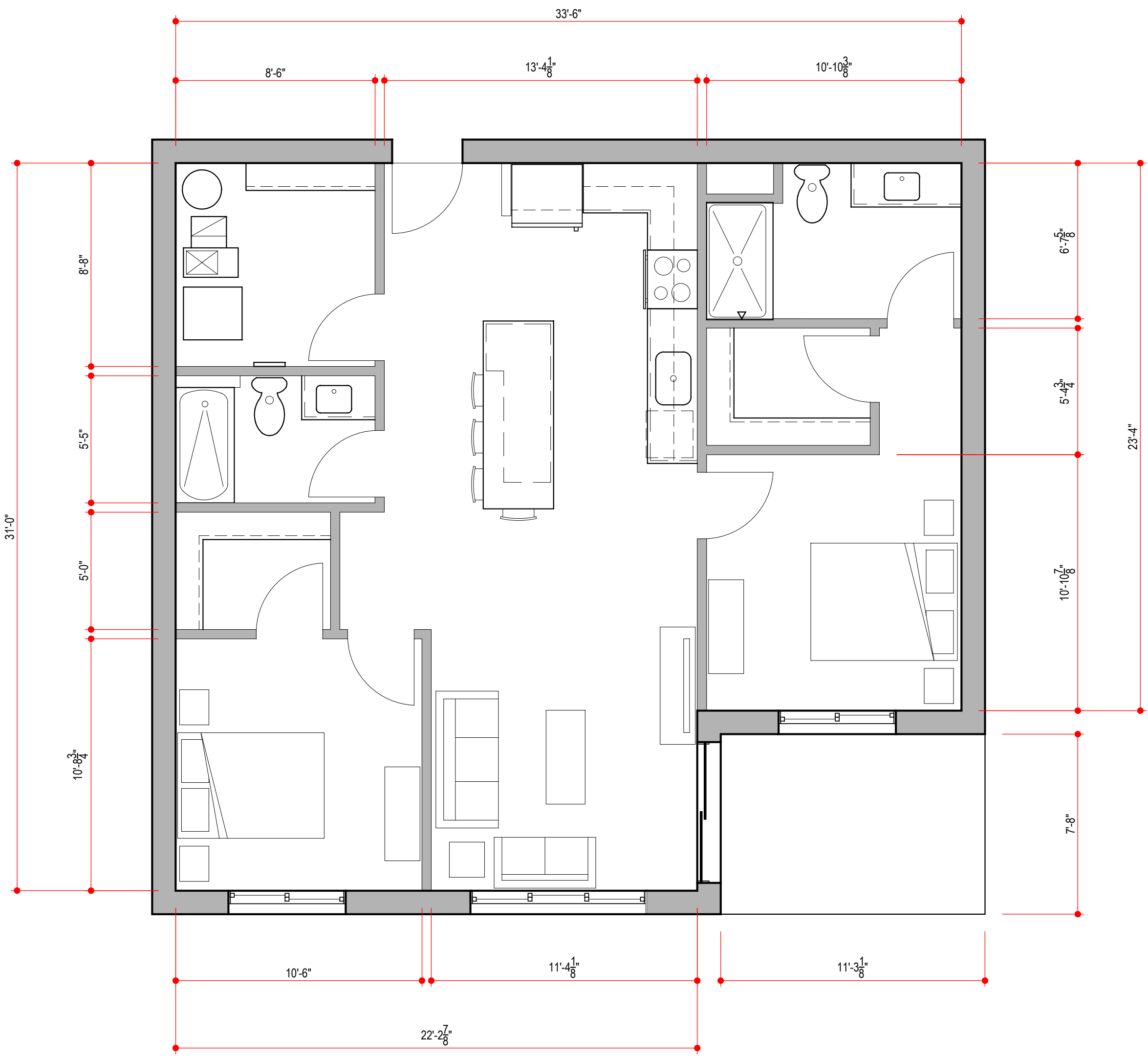
REVISIONISSUE DATE

Baldwin Lofts - 18 Units
1029 Baldwin Rd.
Lapeer, MI 48446

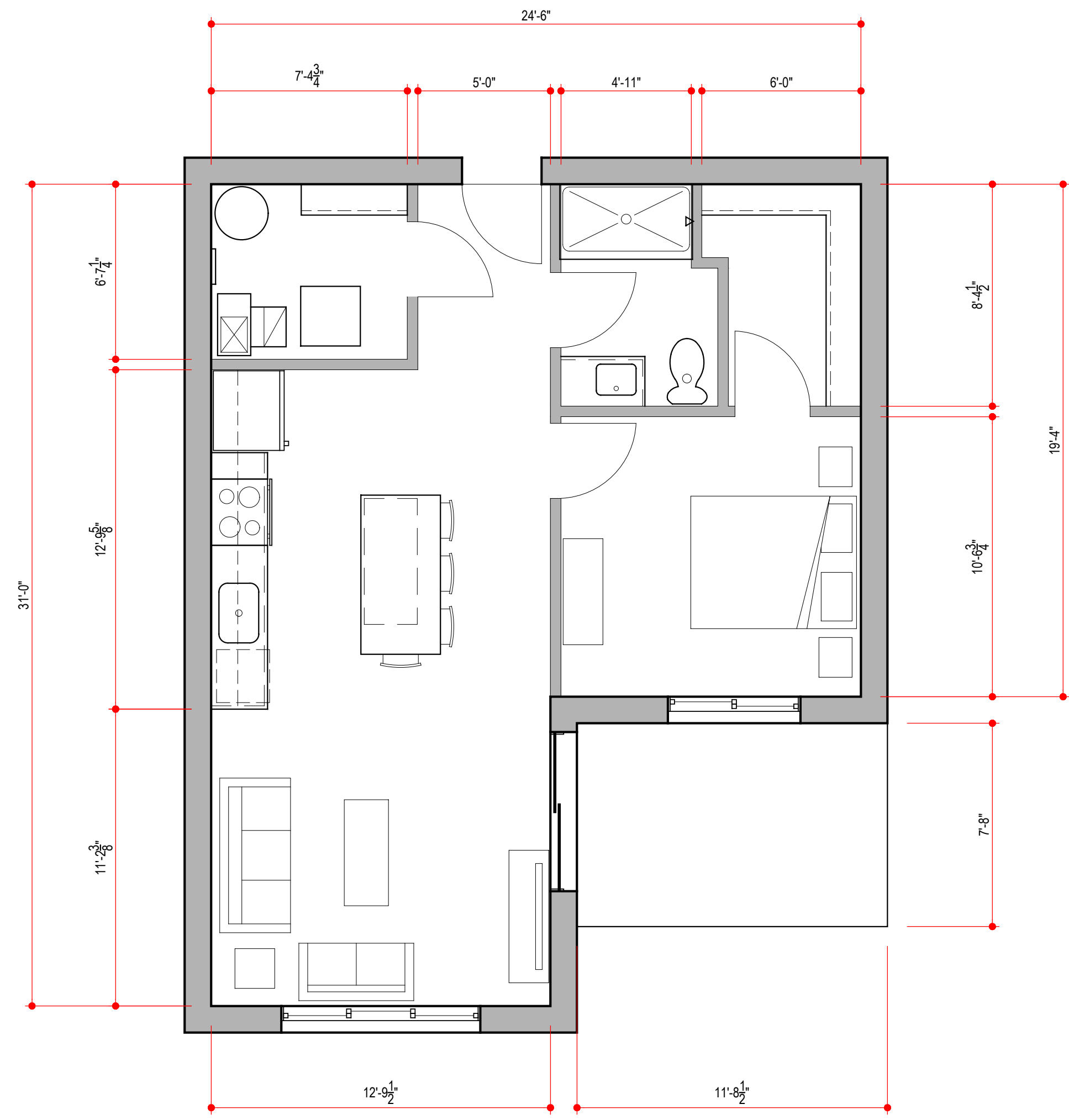
A102

022016

Second & Third Floor Plans



2 Two Bed - 952 Sq Ft
1/4" = 1'-0"



1 One Bed - 623 Sq Ft
1/4" = 1'-0"

REVISION	ISSUE	DATE

Baldwin Lofts - 18 Units
1029 Baldwin Rd.
Lapeer, MI 48446

Unit Plans

A103

022016



*MANUFACTURER AND COLORS MAY BE ADJUSTED AT TIME OF CONSTRUCTION BASED ON PRODUCT AVAILABILITY



ITEM G-2

Meeting Date: August 3, 2026
Department: Human Resources
Requestor: Heather Bowman, HR Professional
Agenda Item: Temporary Stipend for Acting City Manager

RECOMMENDATION (motion):

Approve a temporary stipend of \$750 per week for Kelly Hanna, Director of Financial Services while serving as Acting City Manager, effective upon the City Commission's designation, July 20, 2026, through August 10, 2026, for a total amount of \$2,250.

AGENDA ITEM INFORMATION:

On July 20, 2026, the City Commission designated Kelly Hanna, Director of Financial Services, to serve as Acting City Manager during the administrative leave of the City Manager Womack. The appointment is expected to be concluded on August 10, 2026. During this period, Ms. Hanna will continue performing the full responsibilities of the Director of Financial Services while also assuming the statutory and administrative responsibilities of the Acting City Manager.

Section C - 4.9 of the City Charter authorizes the appointment of an Acting City Manager to exercise the powers and perform the duties of the City Manager during a temporary absence, however, does not address temporary compensation for the appointment. While the Charter provides that the City Commission establishes compensation of the City Manager, it does not establish a process for approving temporary compensation when another employee is appointed to serve in an interim or acting capacity.

Michigan municipal practices related to compensation for Interim and Acting City Managers were researched. Although no uniform statewide standard exists, the municipalities reviewed consistently recognized interim executive assignments through temporary additional compensation. Compensation methods varied based on the circumstances of each assignment and included weekly stipends, monthly stipends, and daily acting pay. A summary of the research is included as **Attachment A**.

Based on these considerations, Human Resources recommends approval of a temporary stipend of \$750 per week for Ms. Hanna, Director of Financial Services while serving as Acting City Manager. The recommended stipend recognizes the temporary assumption of the duties and responsibilities of the City Manager while the Finance Director continues to perform the full responsibilities of the Finance Director position. The total cost of the three-week assignment is \$2,250.

Budgeted Amount:	\$2,250	Funds Requested:	\$2,250
Funding Source:	General Fund	CIP Project #:	N/A
		Budget Amendment Needed:	N/A
# of Bids/Quotes Obtained:	N/A	Budget Amendment Attached:	N/A
Explanation:	Temporary stipend recognizing additional executive responsibilities during a three-week appointment.		

ATTACHMENT A

Michigan Municipal Acting/Interim City Manager Compensation Examples

Human Resources reviewed examples from Michigan municipalities in which an existing employee was appointed to serve as Interim or Acting City Manager while continuing to perform the responsibilities of their regular position.

Although compensation methods varied among municipalities and no uniform statewide standard was identified, several consistent practices emerged:

- Temporary additional compensation was commonly provided when an employee assumed the duties of Interim or Acting City Manager.
- Compensation methods included weekly stipends, monthly stipends, daily acting pay, and temporary salary adjustments.
- Compensation decisions were generally approved by the governing body (City Commission or City Council).
- The amount and method of compensation varied based on the duration of the assignment, organizational structure, and local compensation practices.

The table below summarizes compensation practices identified during Human Resources' review.

Municipality	Year	Employee's Position	Approximate Interim Duration	Compensation
City of Muskegon	2022	Deputy City Manager	6 months	\$300/week for 3 months, then \$450/week for 3 months
City of Wayne	2023	Chief of Police	5 months	\$1,000/week
City of Chelsea	2023	Community Development Director	3 months	\$250/day
City of Royal Oak	2023	Deputy City Manager	5½ months	\$1,250/month
City of Saugatuck	2024	Planning Director	6 months	\$1,000/week
City of Howell	2025	Deputy City Manager	5½ months	\$796.88/bi-weekly.
City of Belleville	2026	Police Chief / Director of Public Safety	2 weeks	\$500/week

These examples are provided for informational and comparative purposes and are not intended to establish a required compensation standard.

Sources Reviewed

- City of Muskegon, City Commission Minutes, June 28, 2022.
- City of Wayne, City Commission Minutes, September 19, 2023.

- City of Chelsea, City Council Minutes, May 22, 2023.
- City of Royal Oak, City Commission Employment Agreement and Commission Minutes, December 18, 2023.
- City of Saugatuck, City Council Minutes, March 11, 2024.
- City of Howell, City Council Minutes, August 11, 2025
- City of Belleville, City Council Action, July 6, 2026.



ITEM J-1

To: Mayor and City Commission
Date: August 3, 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 Vacancy	Jul 1, 2028 Jul 1, 2028 Jul 1, 2028	2 Year 2 Year 2 Year		Awaiting Recommendation
County Center Board	Vacancy	Jan 1, 2027	1 Year		Awaiting Recommendation
Lapeer Housing Commission	Vacancy	Aug 1, 2027	5 Year		Application Attached
Lapeer Housing Board of Appeals	Vacancy	May 1, 2027	3 Year		Awaiting Recommendation
Lapeer Neighborhoods, Inc	Vacancy	Aug 1, 2028	2 Year		Application Attached
Local Development Finance Authority	Vacancy	Aug 1, 2027	4 Year		Awaiting Recommendation
Local Officers Compensation Commission	Vacancy	Oct 1, 2030	5 Year		Awaiting Recommendation
Park Board	Vacancy	April 1, 2029	3 Year		Awaiting Recommendation
Planning Commission	Vacancy	Aug 1, 2029	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, 2029 Apr 1, 2027 Apr 1, 2028	3 Year 3 Year 3 Year		Awaiting Recommendation

RESIGNATIONS:

Valarie Miller has resigned from Lapeer Housing Commission, Lapeer-Housing Board of Appeals, and does not wish to renew her position on Lapeer Neighborhoods, Inc.

SUGGESTED MOTION:

To accept the resignation of Valarie Miller from the Lapeer Housing Commission and Lapeer Housing Board of Appeals and declare the seat vacant.

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:

Lapeer Housing Commission	Aidan Leach	March 5, 2026	
Lapeer Neighborhoods, Inc	Aidan Leach	March 5, 2026	

Current Board Members seeking reappointment:

None.

Applications submitted for Board with NO Vacancy:

Planning Commission	Anne Shenck	04/21/2026	N/A
---------------------	-------------	------------	-----

Commission Appointments:

Current Board Members seeking reappointment:

None.

From: Valarie Flores <valarieflores1@yahoo.com>

Sent: Saturday, April 18, 2026 9:39 AM

To: Denise Soldenski <dsoldenski@ci.lapeer.mi.us>

Subject: Re: Lapeer Neighborhoods, Inc. term expiration Aug. 1, 2026

Hi Denise, Yes, I would like to confirm that I will not be renewing with LNI, as well as, resigning from both the Lapeer Housing Commission and Lapeer Housing Board of Appeals. This is effective as of August 1st 2026. Thank you for the opportunity to serve our community. Best regards, Valarie Miller



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
☐ 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 chose the various boards above because I am a young professional seeking to get started in politics! Some of these, obviously, are a bit of a stretch, but the park board, the district library board, the cemetery board, I feel these are places I could use my sociology skills to be of service to my community! I am currently one year out from graduation, and I am eager to begin working in public policy.

I am a hard working, diligent youngin, seeking to work in my community as a recognizable facet of Lapeer.

I have worked in numerous social service capacities and I am eager to serve on a board.

I saw numerous vacancies, so I'm sure I'll hear back, if even to be told it was not a good fit.

If you don't bring me into the Lapeer City gov., you may lose this young willing candidate to Genesee! Haha, just a joke, but my goals are in public policy

Applicant Information:

Print Name: Aidan Leach
 (First) (Last)

Street Address: _____

Home F _____ Phone: _____

Email: ε _____

Employer: House of Representatives Occupation: Intern

Educational Background:

Mott Community College - AA

University of Michigan - Flint - BA

Community Activities and/or Work Experience:

I'll attach a resume.

Aidan Patrick Leach

Signature

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.

3/5/2026

Date

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: August 3, 2026
RE: Material Transmittals

1. EMS – June 2026 Incident Report.
2. Planning Commission Minutes – June 11, 2026.
3. Lapeer Housing Commission Minutes – June 18, 2026.



CCAD - Monthly Incident Count By Agency for Lapeer
Summary By Department By Incident Type

For 06/01/2026 Thru 07/01/2026



For Cities: LAPEER CITY

Agency Code	Type Code	Num Of Incidents
1E - Lapeer County EMS	AB - ASSAULT & BATTERY	2
	ALARMM - MEDICAL ALARM	14
	AMB - AMBULANCE CALL MEDICAL	144
	CITI ASSIST - ASSIST CITIZEN	1
	CUST TROUBLE - CUSTOMER TROUBLE	1
	DOMESTIC - DOMESTIC/ASSAULT	1
	DOS - DEATH ON SCENE	1
	FAMILY DIST - DOMESTIC/NO ASSAULT	1
	HOME INVASIO - HOME INVASION	1
	INTOX - INTOXICATED PERSON	1
	MENTAL - PERSON WITH MENTAL PROBLEMS	2
	PDA - PROPERTY DAMAGE ACCIDENT	2
	PIA - PERSONAL INJURY ACCIDENT	6
	PTTRANS - PATIENT TRANSFER MEDICAL	1
	STRUCTURE-AMA - STRUCTURE FIRE-AMA	2
	SUICIDAL - SUICIDAL PERSON	4
	SUICIDE - SUICIDE	1
	TRANS - TRANSPORT	1
	WARR - WARRANT ARREST	1
	WELFAR - WELFARE CHECK	6
	WIRE - WIRES DOWN	1
Total Incidents for 1E - Lapeer County Ems		194
Sum:		194



Incident Count by Agency per Municipality

June2026



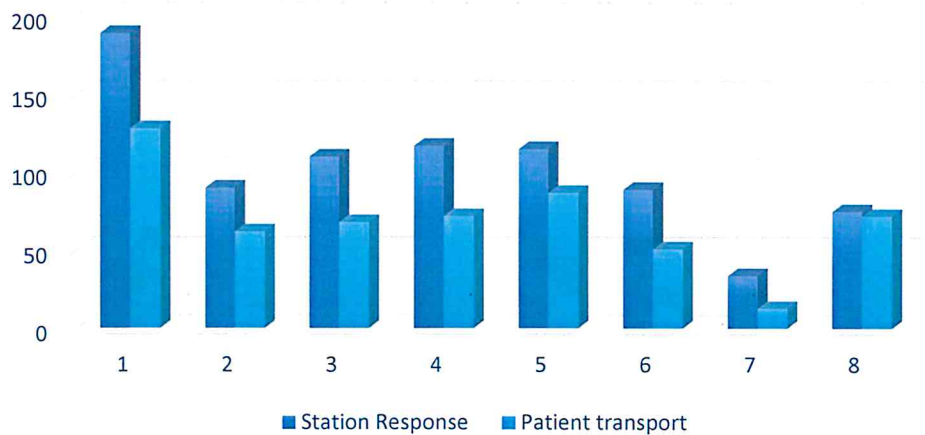
	EMS calls	LCEMS	MEDSTAR	MARLETTE	LCEMS %
Almont Township	18	18	0	0	100.00%
Almont Village	12	12	0	0	100.00%
Arcadia Township	24	24	0	0	100.00%
Attica Township	28	28	0	0	100.00%
Burlington Township	7	7	0	0	100.00%
Burnside Township	7	7	0	0	100.00%
Clifford Village	3	3	0	0	100.00%
Columbiaville Village	9	9	0	0	100.00%
Deerfield Township	25	25	0	0	100.00%
Dryden Township	18	18	0	0	100.00%
Dryden Village	5	5	0	0	100.00%
Elba Township	33	33	0	0	100.00%
Goodland Township	15	15	0	0	100.00%
Hadley Township	27	27	0	0	100.00%
Imlay city	67	67	0	0	100.00%
Imlay Township	17	17	0	0	100.00%
Lapeer City *	194	194	0	0	100.00%
Lapeer Township	41	41	0	0	100.00%
Marathon Township	17	17	0	0	100.00%
Mayfield Township	87	87	0	0	100.00%
Metamora Township	30	30	0	0	100.00%
Metamora Village	2	2	0	0	100.00%
North Branch Township	24	24	0	0	100.00%
North Branch Village	15	15	0	0	100.00%
Oregon Township	35	35	0	0	100.00%
Otter Lake Village	5	5	0	0	100.00%
Rich Township(Mayville)	8	8	3	0	100.00%
					0.00%
Totals	773	773	3	0	100.00%

Station	Call Volume	Transports	Transport % of Volume
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Lapeer	Alpha 10	189	128	67.72%
North Branch	Alpha 20	90	62	68.89%
Imlay City	Alpha 30	110	68	61.82%
Elba	Alpha 40	117	72	61.54%
Mayfield	Alpha 50	115	87	75.65%
Metamora	Alpha 60	89	51	57.30%
Goodland	Bravo 70	34	13	38.24%
Dryden	Alpha 80	75	72	96.00%
Totals		819	553	
		Average Transport %		67.52%
		per call		
Wheelchair Van				
TOTAL		819		

Lapeer County Incidents	773
Other Activity (transfers)	0
	773

Station Totals June 2026



**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 11, 2026**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, June 11, 2026, at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: None.

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 6:30 p.m.

AGENDA APPROVAL

303 2026 06-11 Agenda Approval

Motion by Brady. Seconded by Roberts.

To approve the agenda for the June 11, 2026, meeting as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

MINUTES

304 2026 06-11 Meeting Minutes

Motion by Bostick-Tullius. Seconded by Atwood.

Approve the minutes of the regular meeting held on May 14, 2026, as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARING SCHEDULED

Rezoning – 822 West Street – OS-1 to B-2

Consultant Burkholder reviewed the request received from Bob Grabowski with Dortch Enterprises to rezone 822 West Street, parcel #L21-33-306-040-00, from OS-1 to B-2 in order to operate a drive-thru only coffee shop on the site. Burkholder reviewed aerial

photos of the subject site and surrounding area and uses, 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, including that the intended use would require a Special Land Use and site plan review. Burkholder reported the request to rezone to B-2 is consistent with the Master Plan, meets Standard #1 and #2 in Section 7.23.06.B, and that the B-2 zoning classification allows for a wider variety of permitted uses on the parcel.

Chair Kelly opened the public hearing at 6:40 p.m.

Mike Cummings, franchisee owner for Bigby, spoke on their submittal and responded to questions on any potential future plans to develop the west side of the property.

There being no further comments, the public hearing was closed at 6:43 p.m.

Discussion was held on how the flow of traffic on the conceptual plan is moving counter to street traffic in order to utilize the existing building and suggestions were made to do a north curb cut that allows use for two-way traffic.

305 2026 06-11 Rezoning – 822 West Street – OS-1 to B-2

Motion by Kelly. Seconded by Hing.

To recommend the City Commission approve the request by Bob Grabowski with Dortch Enterprises to rezone 822 West Street (#L21-33-306-040-00) from OS-1 Office Service to B-2 General Business because the request meets the Standards in Section 7.23.06(b) for approval of a rezoning.

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

Nays: None.

Absent: None.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Site Plan Extension – Davison Rd. (L21-18-180-001-00) – Telco Hut

Consultant Burkholder reviewed the site plan approval status of the Telco Hut project to construct a 200 square foot telecommunication structure on Davison Road parcel #L21-18-180-001-00. The site plan received Planning Commission contingent approval on June 12, 2025. Burkholder reviewed the site location, proposed site plan, and the applicant's correspondence requesting the approval extension.

Discussion was held on the previously granted contingent site plan approval due to the concrete drive. Rob Andrzejewski, the applicant from 123.Net, was present and clarified that they would be requesting a variance for a gravel drive.

Additional discussion was held on the June 12, 2025, discussion topics of the fencing and materials for the fencing.

306 2026 06-11 Site Plan Extension – L21-18-180-001-00 – Telco Hut

Motion by Bostick-Tullius. Seconded by Roberts.

To approve a one-year site plan extension requested by 123Net for the Telco Hut project located at Davison Road parcel #L21-18-180-001-00 because the project is likely to comment before the site plan approval expires on June 11, 2027.

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

Nays: None.

Absent: None.

MOTION CARRIED.

Master Plan Presentation – Community Survey

Planning Consultant Burkholder provided a presentation on the current draft for the community survey. Burkholder highlighted the different section headings and stated that survey takers would be able to complete any or all the sections they choose. He additionally entailed that the survey would be available online via link and QR code, as well as hard copies being placed in key locations around the community with the ability to turn their survey in at City Hall. Burkholder continued to explain that this survey would bring valuable information to help guide City of Lapeer development goals and objectives for the next twenty years.

Discussion was held on when the survey would go live and how long the survey will remain available to the public. Consultant Burkholder explained it would be available in one week and would remain live for thirty days. The commission expressed their interest in taking the survey and how well they liked the section layout of the survey but also felt the number of questions for each category were imbalanced. Burkholder stated there may be some redundant questions that could still be cut from the final survey. An inquiry was also made into if survey takers could get a certificate of completion to help compel people to take the survey. It was stated that the survey platform, Survey Monkey, does not provide certificates.

Discussion continued to be held on how the City of Lapeer and County Press can help to promote and disburse the survey.

307 2026 06-11 Master Plan Community Survey

Motion by Hing. Seconded by Bostick-Tullius.

To move forward with distribution of the Master Plan Community Survey with the following revisions of cutting redundant questions from the parks section and making transportation its own section category.

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

Nays: None.

Absent: None.

MOTION CARRIED.

CORRESPONDENCE

The Development Activities Report was reviewed as presented.

TRAINING REPORT

Burkholder reviewed upcoming training opportunities available through Michigan Chapter of the American Association of Planning, Michigan State University, and the Planetizen website. Additionally, four conferences in Michigan were highlighted.

COMMISSIONER COMMENTS

Commissioner Brady commented that she would like to see a formal update report on City of Lapeer projects.

Commissioner Atwood commented on the City Charter language for the number of Planning Commission members and who must serve on the Planning Commission. He continued to make an inquiry into the status of the Planning Commission consisting of one vacancy with three members terms ending on August 1, 2026, and if the Planning Commission made recommendations to the City Commission on appointment of members.

Commissioner Johnson commented on the City Commission's approved motion to deny the Brookwood North project.

Commissioner Roberts commented that he sees progress in Lapeer such as the road to somewhere, the downtown parking lot reconstruction, and the pickleball courts. He congratulated everyone involved in these projects and stated that nothing is ever perfect, but everyone is doing a good job for the community.

Commissioner Kelly commented that he agrees with Commissioner Roberts' comment and that he believes the community is going in the right direction. He continued to comment on the City Commission's approved motion to deny Brookwood North and requested a copy of the minutes from the City Commission meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:20 p.m.

MEETING ADJOURNED.

Jeff Pattison
Secretary

Alexandria McLean
Recording Secretary

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
JUNE 18, 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, June 18, 2026, at 4:13 P.M.

Members Present: Chair Jim Mikus, Vice Chair Kerri Roberts, and Commissioner Lisa Lie.

Members Absent: Commissioners Robin Chesnutt and Valarie Miller.

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

Chair Mikus called the meeting to order at 4:13 P.M.

MINUTES

It was moved by Director Roberts and supported by Director Lie to approve the minutes of the meeting held on May 21, 2026, as presented.

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Casey Gavan reviewed the 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: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED.

RIVERVIEW TOWERS

Housing Manager Jackson reported that the housing maintenance worker Nick resigned, was replaced by Troy, and Stacie was hired for a new part time position; the tenants at Riverview Towers reinstated a tenant committee to plan social activities.

COMMISSIONER COMMENTS

There were no commissioner comments.

STAFF REPORTS

Executive Director

Executive Director Soldenski spoke on the disposition of disposed items to include refrigerators, stoves, and cabinets from Riverview Towers to be donated to Habitat for Humanity and one fridge to be taken to Deerfield Disposal.

RESOLUTION #20-2026 – For LHC/LRT Disposition of Disposed Items FYE 6/30/2026

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the Lapeer Housing Commission (LHC)/ Lapeer Riverview Towers, LLC (LRT) Resolution #20-2026 Disposition of Disposed Items for FYE 6/30/2026 as submitted.

LAPEER RIVERVIEW TOWERS, LLC

At a regular meeting of Lapeer Housing Commission/Lapeer Riverview Towers, LLC, on June 18th, 2026, at 4:00 p.m. or as soon thereafter, in the conference room of Lapeer's City Hall, located at 576 Liberty Park Street, Lapeer, Michigan;

Board Director _____, who moved for its adoption, introduced **Resolution #20-2026**, and said motion was supported by Board Director _____.

**RESOLUTION # 20-2026
For LHC/LRT Disposition of Disposed Items FYE 6/30/2026**

WHEREAS, the Lapeer Riverview Towers, LLC is the owner responsible for the management of Riverview Towers, a Rental Assistance Demonstration, Project Based Voucher, senior apartment complex subsidized by HUD under the conditions of the RAD conversion and Notice PIH 2012-32 with Lapeer Housing Commission as the sole member of its LLC; and

WHEREAS, the Lapeer Housing Commission/Lapeer Riverview Towers, LLC maintains inventory of furniture, fixtures and equipment; and

WHEREAS, Lapeer Housing Commission/Lapeer Riverview Towers, LLC is fiscally responsible when disposing of items that are obsolete, damaged beyond repair, or beyond useful life, and attempts to dispose for a value based on the current Disposition Policy; and

WHEREAS, during the FYE 06/30/2026 the following items were disposed of:

<u>Item no</u>	<u>Description</u>	<u>Purch Date</u>	<u>Purch Price</u>	<u>Disposal Date</u>	<u>Disposal price</u>	<u>Disposal method</u>
1	Old Bathroom vanity and kitchen cabinet set for 1 apartment unit (303)	1980's	unknown	08/05/2025	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
2	Old Refrigerator & Stove (unit 303)	2001 approx	unknown	08/05/2025	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
3	Old Refrigerator (unit 611) not working	2001 approx	unknown	08/13/2025	\$0	Of no value to Riverview – Recycled at Deerfield Disposal
4	Old Bathroom vanities and kitchen cabinet sets for 1 apartment units (603)	1980's	unknown	9/15/2025	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
5	Old Refrigerator (unit 603)	2001 approx	unknown	9/15/2025	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
6	Old Exercise Bike	1990's	unknown	9/15/25	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
7	Old Bathroom vanities and kitchen cabinet sets for 2 apartment units (203 & 410)	1980's	unknown	11/6/25	\$0	Of no value to Riverview – Donated to Habitat for

						Humanity ReStore
8	Old Bathroom vanities and kitchen cabinet sets for 2 apartment unit (210 & 309)	1980's	unknown	1/8/26	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore
9	Old Bathroom vanities and kitchen cabinet sets for 3 apartment unit (306, 405 & 406)	1980's	unknown	5/5/26	\$0	Of no value to Riverview – Donated to Habitat for Humanity ReStore

WHEREAS, the board has previously reviewed the budget for FYE 06/30/2026 and has approved such disposition of the subject furniture, fixtures and equipment; and

THEREFORE, BE IT RESOLVED that Lapeer Housing Commission/Lapeer Riverview Towers, LLC approves the proper disposition of said items disposed of for FYE 06/30/2026 as submitted.

The foregoing resolution is declared adopted. I hereby certify that the foregoing resolution was passed and declared adopted by Lapeer Housing Commission/Lapeer Riverview Towers, LLC, on the 18th day of June, 2026.

Denise Soldenski
Executive Director/Manager, Lapeer Riverview Towers, LLC

Date

James Mikus
Chairperson, Lapeer Housing Commission &
Lapeer Riverview Towers, LLC

Date

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED.

**LAPEER RIVERVIEW TOWERS (LRT) AND LAPEER HOUSING COMMISSION (LHC)
OPERATING / CAPITAL BUDGET FY 07/01/2026 - 6/30/2027**

Executive Director Soldenski reviewed the budget for starting fiscal year 7/01/2026. Items reviewed included the Reserve Status, Staff Cost and Expenditures, Property and Liability insurance, Workman's compensation, utility expenses, maintenance contracts and costs, estimated tenant rent for twelve months, administrative expenses split between Lapeer Riverview Towers and Section 8, the estimated 6 month reserve for operating budget, plan to lose approximately \$78,000 due to the unexpected generator expense, Riverview Towers revenues and expenses, total operating income expected, salaries for contract workers, administrative expenses, tenant services, utilities, maintenance workers, general expenses, HUD contributions, Budget Summary of Riverview, HCV-Housing Choice Voucher Budget, and planning on a loss this upcoming fiscal year 6-30-2027.

RESOLUTION #21-2026 LRT OPERATING / CAPITAL BUDGET FY 7/01/2026-6/30/2027

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the operating and capital improvements budget for Riverview Towers FYE 06/30/2027 as submitted including the Replacement Reserve (RR).

LAPEER RIVERVIEW TOWERS, LLC

At a regular meeting of Lapeer Riverview Towers, LLC, on June 18th, 2026, at 4:00 p.m. or as soon thereafter, in the conference room of Lapeer's City Hall, located at 576 Liberty Park Street, Lapeer, Michigan;

Board Director _____, who moved for its adoption, introduced **Resolution #21-2026**, and said motion was supported by Board Director _____.

**RESOLUTION # 21-2026
For LRT Operating/Capital Budget FY 7/1/26 – 6/30/27**

WHEREAS, the Lapeer Riverview Towers, LLC is the owner responsible for the management of Riverview Towers, a Rental Assistance Demonstration, Project Based Voucher, senior apartment complex subsidized by HUD under the conditions of the RAD conversion and Notice PIH 2012-32; and

WHEREAS, the Lapeer Riverview Towers, LLC creates a budget annually, with the assistance of a fee accountant for each fiscal year for operations and capital improvements; and

WHEREAS, the budget should be fiscally responsible, based on historical trends, actual bids/expenses, and/or actual income/revenues that should be monitored regularly throughout the fiscal year; and

WHEREAS, the ongoing budget will include monthly deposits to the Reserve Fund for Replacement to help fund capital type improvements, and the monthly totals have been

reviewed and increased by the HUD approved Operating Cost Adjustment Factor (OCAF); and

WHEREAS, the board has reviewed the budget for FYE 06/30/2027 and has approved such budget; and

THEREFORE, BE IT RESOLVED that Lapeer Riverview Towers, LLC approves the operating and capital improvements budget for Riverview Towers FYE 06/30/2027 as submitted including the Replacement Reserve with OCAF adjustment.

The foregoing resolution is declared adopted. I hereby certify that the foregoing resolution was passed and declared adopted by Lapeer Riverview Towers, LLC, on the 18th day of June, 2026.

Denise Soldenski
Executive Director/Manager
Lapeer Housing Commission/Lapeer Riverview Towers, LLC

Date

James Mikus
Chairperson
Lapeer Housing Commission/Lapeer Riverview Towers, LLC

Date

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED

LAPEER HOUSING COMMISSION (LHC) BUDGET FY 07/01/2026 -6/30/2027

RESOLUTION #192-2026 LHC Budget FY 7/1/2026-6/30/2027

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve Resolution #192-2026 for Lapeer Housing Commission (LHC) Budget FY 7/1/2026-6/30/2027 as submitted.

**RESOLUTION # 192-2026
For LHC Budget FY 7/1/2026 – 6/30/2027**

WHEREAS, the Lapeer Housing Commission is the Public Housing Authority responsible for the administration of RAD Project Based Vouchers for Lapeer Riverview Towers, LLC, and Housing Choice Vouchers within the City of Lapeer funded by HUD; and

WHEREAS, the Lapeer Housing Commission creates a budget annually, with the assistance of a fee accountant for each fiscal year for revenues/expenses relating to the administration of the program as well as the Housing Assistance Payment funding from HUD; and

WHEREAS, the budget should be fiscally responsible, based on historical trends, actual bids/expenses, and/or actual income/revenues that should be monitored regularly throughout the fiscal year; and

WHEREAS, the board has reviewed the Lapeer Housing Commission budget for FYE 06/30/2027 and has approved such budget; and

THEREFORE, BE IT RESOLVED that Lapeer Housing Commission approves the budget for FYE 06/30/2027 as submitted.

The foregoing resolution is declared adopted. I hereby certify that the foregoing resolution was passed and declared adopted by Lapeer Housing Commission, on the 18th day of June, 2026.

James Mikus
Chairperson, Lapeer Housing Commission

Date

Denise Soldenski
Executive Director Lapeer Housing Commission

Date

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED

OTHER BUSINESS

NEW LAPEER HOUSING COMMISSION (LHC) EXECUTIVE DIRECTOR / LAPEER RIVERVIEW TOWERS (LRT) MANAGER

RESOLUTION #193-2026 For new LHC Executive Director / LRT Manager including Signature Authority

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve Resolution #193-2026 to appoint Janelle Jackson as Executive Director for the Lapeer Housing Commission (LHC) and Manager for Lapeer Riverview Towers (LRT) including Signature Authority effective July 1, 2026.

**RESOLUTION # 193-2026
For new LHC Executive Director/LRT Manager including
Signature Authority**

WHEREAS, under Michigan Public Act 18 of 1933 "Housing Facilities" and City of Lapeer Ordinance Ch. 2 Article VI Housing Commission; and governed by its Board of Commissioners; the Lapeer Housing Commission (LHC), the Public Housing Agency responsible for the management of Lapeer Riverview Towers, LLC (LRT) operations and administration of Rental Assistance Demonstration Project Based Vouchers and Housing

Choice Voucher Program subsidized by HUD with the LHC being the sole member of the LRT LLC; and

WHEREAS, the LHC and LRT maintain multiple funds and reports for the proper functioning of the agency under by-laws, policies, and HUD regulations and systems; and

WHEREAS, the Lapeer Housing Commission/Lapeer Riverview Towers, LLC Board appoints Janelle Jackson as Executive Director for LHC and Manager for LRT effective July 1st, 2026 and authorizes her as signatory for LHC/LRT and to execute any and all financial and reporting documents including subsidy, operating and capital fund accounts relating to the management of LRT and the Project Based and Housing Choice Voucher Programs by LHC under agency by-laws, policies, and HUD regulations and systems.

THEREFORE, BE IT RESOLVED that Lapeer Housing Commission/Lapeer Riverview Towers, LLC effective July 1st, 2026, appoints Janelle Jackson as Executive Director for LHC and Manager for LRT and authorizes her as signatory for LHC/LRT and to execute any and all financial and reporting documents including subsidy, operating and capital fund accounts relating to the management of LRT and the Project Based and Housing Choice Voucher Programs by LHC under agency by-laws, policies, and HUD regulations and systems.

The foregoing resolution is declared adopted. I hereby certify that the foregoing resolution was passed and declared adopted by Lapeer Housing Commission/Lapeer Riverview Towers, LLC, on the 18th day of June, 2026.

James Mikus
Chairperson, Lapeer Housing Commission
Lapeer Riverview Towers, LLC

Date

Denise Soldenski
Executive Director, Lapeer Housing Commission
Manager, Lapeer Riverview Towers, LLC

Date

Yeas: Chair Jim Mikus, Commissioners Lie and Roberts.

Nays: None.

Absent: Commissioners Chesnutt and Miller.

MOTION CARRIED

ADJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:42 P.M. **MEETING ADJOURNED.**

Denise Soldenski, Executive Director

Jim Mikus, Chairman