

**LAPEER CITY COMMISSION  
MINUTES OF A REGULAR MEETING  
JANUARY 4, 2021**

A regular meeting of the Lapeer City Commission was held January 4, 2021 electronically via Zoom at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

**ROLL CALL**

Present: Mayor Marquardt.

Commissioners: Atwood, Cattane, Osentoski, Pattison, Stroh.

Absent: None.

City Manager: Dale Kerbyson, present.

City Attorney: Michael Nolan, present.

Mayor Marquardt led the Pledge of Allegiance.

**001 2021 01-04 AGENDA APPROVAL**

Moved by Stroh. Seconded by Cattane.

Approve the Agenda for January 4, 2021 as presented.

ON A ROLL CALL VOTE:

Ayes: Atwood, Cattane, Osentoski, Pattison, Stroh.

Nays: None.

Absent: None.

MOTION CARRIED.

**002 2021 01-04 MINUTES**

Moved by Pattison. Seconded by Atwood.

Approve the minutes of a Special Meeting held December 10, 2020 and a Regular meeting held December 21, 2020, as presented.

ON A ROLL CALL VOTE:

Ayes: Atwood, Cattane, Osentoski, Pattison, Stroh.

Nays: None.

Absent: None.

MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**003 2021 01-04 CONSENT AGENDA**

Moved by Atwood. Seconded by Cattane.

Approve the Consent Agenda for January 4, 2021 resulting in the following:

1. *Special Event: Lapeer Downtown Development Authority (DDA) to hold an event titled: "Friday Night Bikes", held most Friday nights, June 4<sup>th</sup> through September 24<sup>th</sup>, 2021; 5:00 PM to 11:00 PM; on Nepessing Street, from Mason Street to Court Street; closing Nepessing Street at Mason Street and Court Street on the west side.*
2. *Approve disposal of a 2014 Ford Police Interceptor Sedan, Serial #1FAHP2L81FG157875, Asset #300046.*

ON A ROLL CALL VOTE:

Ayes: Atwood, Cattane, Osentoski, Pattison, Stroh.  
 Nays: None.  
 Absent: None.  
 MOTION CARRIED.

**PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS**

None.

**PUBLIC HEARINGS**

None.

**ADMINISTRATIVE REPORTS**

**004 2021 01-04 BILL LISTING APPROVAL**

Moved by Cattane. Seconded by Pattison.

Approve the Bill Listing for December 17, 2020 through December 23, 2020 in the amount of \$845,968.12.

ON A ROLL CALL VOTE:

Ayes: Atwood, Cattane, Osentoski, Pattison, Stroh.

Nays: None.

Absent: None.

MOTION CARRIED.

**005 2021 01-04 ADOPTION - TEXT AMENDMENT TO SEC 7-4.02, 7-06.2, 7-16.02, 7-13.01 & 7-24.03**

Moved by Pattison. Seconded by Cattane.

Adopt an Ordinance Amendment to allow of transition housing to be a standalone use in the City of Lapeer because it meets standards 1 and 5 in Sec. 7-23.06.A.

**Transitional Housing Text Amendment  
 Article 4 Multiple – Family Residential Districts**

**Sec. 7-4.02 Schedule of uses.**

**Table 7.04.1 Multiple Family Residential Districts Schedule of Uses**

Use	RM-1	RM-2	Additional Requirements
<b>Residential Uses</b>			
Transitional Housing	SLU	SLU	Sec. 7-13.01.D

**Article 6 Business and Office Districts**

**Sec. 7-06.02 Schedule of uses.**

**Table 7.06.1 Business and Office Districts Schedule of Uses**

Use	OS-1	B-1	B-2	B-3	Additional Requirements
<b>Residential Uses</b>					
Transitional Housing			SLU	SLU	Sec. 7-13.01.D

**Article 16 Parking, Loading, Access and Circulation Requirements**

**Sec. 7-16.02 Number of spaces required.**

**Table 7.16.1 Parking Space Numerical Requirements**

<b>Residential</b>	
Transitional Housing	Off-street parking shall be provided at a rate of one (1) vehicle parking space per employee/volunteer on the largest shift plus one vehicle parking space for every six (6) beds.

**Article 13 Use Requirements**

**7-13.01 Residential uses.**

**D. Transitional Housing**

- (1) Community Need Standards. Any application for transitional housing must demonstrate that the housing is needed to take care of the homeless needs that exist within the greater Lapeer area.
- (2) The transitional housing must be associated with a charitable association, such as a 501 (c) organization or a governmental agency.
- (3) Transitional housing shall comply with all applicable federal and Michigan statutory requirements.
- (4) Transitional housing shall comply with all applicable Building and Fire Codes, including maximum occupancy restrictions.
- (5) If the transitional housing organization plans to offer drug or alcohol abuse counseling to residents of the shelter, the applicant shall advise the city on any state licensing that may be required and demonstrate compliance as appropriate.
- (6) Prior to occupancy, the Lapeer Building Code & Fire Code Officials shall approve the maximum number of beds allowed in a facility. In an emergency situation (as declared by local emergency management officials, the Lapeer Fire Marshal may allow a facility to add additional beds as if appropriate given the occupancy constraints of the building.
- (7) The building shall provide 100 square feet of heated building space per person staying overnight at the facility.
- (8) The facility shall not be located within one thousand (1,000) feet of a PreKindergarten through Grade 12 School.
- (9) Overnight sleeping accommodations shall be offered for little or no financial compensation, and shall be operated in a manner that encourages short term occupancy by residents.
- (10) Smoke alarms and carbon monoxide detectors, approved by the Lapeer Building Code & Fire Code Officials, must be provided in all sleeping and food preparation areas. The number of devices required will be dependent on the layout of the facility.
- (11) Adequate management, support staff and security must be present during the hours of operation of the facility. A minimum of one (1) supervisory level staff member must be present on the site during all hours of operation. Management staff must make best efforts to ensure that loitering does not occur on the property at any time and must ensure that clients are not creating a nuisance to the neighborhood.
- (12) Management Policies. An applicant for transitional housing, as part of the application process, shall prepare and file with the City its management policies as they relate to the following:
  - (a) A residential identification process
  - (b) Staffing/volunteer levels and provisions for staff and volunteer training
  - (c) neighborhood outreach
  - (d) length of stay of residents
  - (e) Hours of operation and standard lights-out
  - (f) Policies regarding safety and security and to include emergencies
  - (g) Smoking policy to include identification of areas where smoking is to be permitted on the site
  - (h) A written fire safety and emergency escape plan

- (13) Operators shall keep a list to account for all persons staying at the facility and the register shall be available for inspection by City Public Safety, Housing, Building or Health Officials at any time.

## **Article 24 Terminology**

### **Sec. 7-24.03 Definitions.**

TRANSITIONAL HOUSING - A facility which is operated by a government or a nonprofit agency providing interim sleeping and bath accommodations; interim eating and cooking facilities; and professional services to assist individuals or families in locating permanent housing.

Commissioner Stroh asked if this amendment would eliminate this type of housing from being located in the Downtown. City Manager Kerbyson stated he believed it does.

### **ON A ROLL CALL VOTE:**

Ayes: Atwood, Cattane, Osentoski, Pattison.

Nays: Stroh.

Absent: None.

MOTION CARRIED 4-1

### **CITY MANAGER'S REPORT**

City Manager Kerbyson commented that we will be adding additional 72 hour parking spaces in the parking lot of the Teamwork building. We have been notified that our application for \$5.8 million in grant funding for lead service has continued; with these funds we plan to address the remaining 30 lead lines and replace a line on Genesee Street; we are hoping it will continue to move forward. All year end reports have been submitted to the State of Michigan i.e. Act 51, TIFA and DDA; the City's annual audit which was extremely delayed due to COVID-19 may be presented at the next commission meeting. The Recreation Center parking lot repair has been engineered and is ready to go out for bid.

### **CITY ATTORNEY'S REPORT**

None.

### **UNFINISHED BUSINESS**

None.

### **DEPARTMENTAL COMMUNICATIONS**

None.

### **PUBLIC COMMENTS**

None.

### **MAYOR/COMMISSIONER COMMENTS**

Commissioner Osentoski: Asked for an update on the White Junior High Building from the City Manager. City Manager Kerbyson stated the building is secure; we have had a few inquiries to photograph the inside, but are waiting to hear from our insurance carrier on liability of allowing someone inside.

Commissioner Cattane: It was a strange New Year and Christmas for everyone; wife is being vaccinated this week; son works at local grocery store where people are handing out flyers indicating you will turn into a zombie if you get the vaccine. Please do your

research; talk to your doctor and get the shot so we can get our lives back to normal. Thank you and Happy New Year.

Commissioner Atwood: Happy New Year to all; recently met a group of people to ride the Oakwood bike trails; Ecotourism groups come into the City and support the local economy and he hopes more people continue to ride the trails; when Ecotourism comes around we need to pay attention and vote in favor of such as it will be positive for the community; has been invited to be on a Committee for an event that will be held at Oakwood bike trail when the weather warms up.

Commissioner Stroh: Happy New Year, be safe, let's continue to do our due diligence.

Commissioner Pattison: Good to see everyone; Lapeer County continues to be in the 10 top counties for the spread of COVID, get the shot when you can; hope everyone had a nice holiday; let's get back to normal, everyone continue to be safe.

City Manager Kerbyson: Had a very nice conversation with the new Lapeer County Administrator today and looks forward to a good relationship them.

Mayor Marquardt: Happy New Year; hopes we can get back to having our meetings at City Hall this year; please wear a mask and continue to social distance.

**006 2021 01-04 ADJOURNMENT**

Moved by Cattane.

Adjourn the regular meeting at 6:59 p.m.

Ayes: Atwood, Cattane, Osentoski, Pattison, Stroh.

Nays: None.

Absent: None.

MOTION CARRIED.

The regular meeting adjourned at 6:59 p.m.

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Debbie Marquardt, Mayor

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Romona Sanchez, City Clerk

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Tracey S. Russell, Deputy City Clerk