

**MINUTES OF JOINT MEETING
LAPEER CITY COMMISSION
PLANNING COMMISSION
DOWNTOWN DEVELOPMENT AUTHORITY
AND ZONING BOARD OF APPEALS
AUGUST 12, 2024**

A joint meeting of the Lapeer City Commission, Planning Commission, Downtown Development Authority, and Zoning Board of Appeals was held on August 12, 2024, at the Lapeer Community Center, Lower Level, 880 S. Saginaw St., Lapeer, Michigan. The meeting was called to order at 5:30 p.m.

ROLL CALL:

CITY COMMISSION

Present: Mayor Marquardt. Commissioners: Atwood, Brady, Glisman, Petrie, Swindell.

Absent: None.

PLANNING COMMISSION:

Present: Atwood, Bostick-Tullius, Johnson, Kelly, Marquardt, Roberts, Womack.

Absent: None.

DOWNTOWN DEVELOPMENT AUTHORITY:

Present: Bostick-Tullius, Marquardt, Roodvoets, Schwab, Sharkey.

Absent: Beyer, Fanson, Gillingham, Herr, Rogers.

ZONING BOARD OF APPEALS:

Present: Bostick-Tullius, Burda, Hogan, McCarthy.

Absent: Parsch, Parker (Alt).

Mayor Marquardt called the meeting to order at 5:30 p.m. and turned the meeting over to City Manager Mike Womack.

City Manager Womack began by having attendees introduce themselves.

TRAINING SESSION:

Mr. Hritcu, the Planner for the City of Lapeer, provided the group with information about the housing trends. He pointed out household sizes are smaller around the country; housing costs have increased over the years while household incomes have not. Demographics have changed over the years, households are now two adults with no children, more young adults living with parents, multi-generational homes, and many single-occupant homes.

NONCONFORMING USES:

City Manager Womack gave a presentation about nonconforming uses of structures and land; understanding if one is “grandfathered” in, the law of nonconforming uses, and Lapeer Ordinance 7-20.01 et seq.

MARIHUANA ORDINANCE CHANGES:

City Manager Womack provided an update on the changes that will be proposed to the City Commission for consideration. Some of the changes would include limiting the number of licenses for both medical marihuana and adult-use marihuana provisioning centers, growers,

processors and eliminating secure transporters; prohibiting all marihuana businesses from operating in the Central Business District and Downtown Development Authority; prohibiting the storage of any marihuana waste or byproduct out of doors; creating a 1500-foot buffer between marihuana businesses and all R-1 Residential zoned properties; require odor control systems, and requiring all marihuana businesses obtain Special Land Uses.

REVIEW OF 2023 PUBLIC INPUT:

City Manager Womack gave an update to the group about the progress of the 2023 public input items, which included roads, parks, parking lots, and other items.

2024 PUBLIC INPUT:

City Manager Womack asked attendees for things they would like to see happen with the downtown, roads, parks, and other miscellaneous things around the city. Ideas were written down and all attendees were asked to place a sticker by their top three choices.

PUBLIC COMMENTS

None.

It was the consensus of the Commission to close the meeting at 7:26 p.m.

Debbie Marquardt, Mayor

Romona Sanchez, City Clerk