

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
JUNE 1, 2026**

A regular meeting of the Lapeer City Commission was held June 1, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

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

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

Mayor Hing led the Pledge of Allegiance.

137 2026 06-01 AGENDA APPROVAL

Moved by Glisman. Seconded by Petrie.

Approve the Agenda for June 1, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

138 2026 06-01 MINUTES

Moved by Petrie. Seconded by Glisman.

Approve the minutes of the Regular Meeting held May 18, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

139 2026 06-01 MINUTES

Moved by Glisman. Seconded by Petrie.

Approve the minutes of the Special Meeting held May 21, 2026, as presented.

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

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Rodney Sanderson-Smith read Bible verses and gave an invocation.

Geraldine Carson spoke about the last meeting and gave an invocation.

Wes Weber spoke about Brookwood Lapeer North.

Bernadette Treece spoke about the commission behavior.

Ken Kopnick spoke about being removed from a previous meeting.

Heidi Helfer spoke about commission action at a previous meeting.

140 2026 06-01 CONSENT AGENDA

Moved by Petrie. Seconded by Glisman.

Approve the consent agenda for June 1, 2026, as presented:

1. Special Event: America 250 – Flagpole Dedication, June 14, 2026, at 2:00 p.m. – DeMille Blvd. and Genesee St.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

141 2026 06-01 BILL LISTING

Moved by Petrie. Seconded by Glisman.

Approve the bill listing for June 1, 2026, in the amount of \$979,494.26.

ROLL CALL VOTE:

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

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

142 2026 06-01 BUDGET AMENDMENTS FY2025/2026

Moved by Glisman. Seconded by Petrie.

Approve the budget amendments for FY2025/2026, as presented.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Brady.

Nays: Atwood.

MOTION CARRIED 4-1.

143 2026 06-01 BROOKWOOD OF LAPEER NORTH – PRELIMINARY SITE CONDOMINIUM PLAN

Moved by Brady. Seconded by Atwood.

To approve the request for preliminary site condominium plan requested by Aaron Besmer on behalf of North Oakland Management Company LLC to construct 112 single-family homes on parcels L20-98-031-011-00 and L20-98-031-005-00 as the applicant has addressed all outstanding City review comments from the February 12, 2026, Planning Commission public hearing with the exception that full construction drawings are not required at this stage.

Mayor Hing ruled Commissioner Brady out of order twice.

Mayor Hing ruled Commissioner Atwood out of order.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order out of order and stated that discussion and debate on the item had exceeded the 30-minute limit. Mayor Hing directed the Commission to proceed to a vote.

Commissioner Brady appealed the decision of the Chair.

Vote on appeal:

To reverse the decision of the Chair.

ROLL CALL VOTE:

Ayes: Atwood, Brady.

Nays: McCarthy, Petrie, Glisman.
Appeal Failed 2-3.

Call the question:

Moved by Petrie. Seconded by Glisman.

To call the question.

Ayes: Petrie, Glisman, McCarthy.

Nays: Atwood, Brady.

Motion Failed 3-2.

Mayor Hing ruled Commissioner Brady out of order.

Vote on Main Motion:

ROLL CALL VOTE:

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

Motion Failed 2-3.

The Commission engaged in an extensive discussion regarding the Brookwood of Lapeer North site condominium plan.

Mayor Hing ruled both Commissioner Atwood and Commissioner Petrie out of order.

Pursuant to RONR § 48:4(11), RONR § 48:5(5), and Rules and Procedures § A.10(f), minutes include this exchange verbatim, exactly as quoted above, together with the timestamp.

Commissioner Atwood: *"We're not forming a motion; you're writing a motion okay. Here's how I see it, correct me if I'm wrong. You didn't get your way on planning. You have control here, so now you can get your way. So, you're writing that."*

Mayor Hing: *"You're out of order."* Commission Rules § D(6), Conduct of Discussion, and, through Rules § D(5), Parliamentary Authority, RONR (12th ed.) § 43, Decorum in Debate (speaking without recognition and attacking the motives of another member).

Commissioner Atwood: *"Am I right or am I wrong?"*

Mayor Hing: *"You're out of order."* Commission Rules § D(6) and RONR § 43 (continuing to speak after being ruled out of order and after being advised he did not have the floor).

Commissioner Atwood: *"Am I right or am I wrong?"*

Mayor Hing: *"Again. You're out of order."*

Commissioner Atwood: *"Am I right?"*

Mayor Hing: *"You're wrong."*

Commissioner Atwood: *"Or am I wrong?"*

Mayor Hing: *"You're wrong."*

Commissioner Atwood: *"Absolutely, I'm not wrong."*

Mayor Hing: *"You do not have the floor."*

Commissioner Atwood: *"I don't need the floor."*

Mayor Hing: *"Oh my goodness."*

Commissioner Atwood: *"Can I make a motion?"*

Mayor Hing: "You're out of order again. That's three times." Commission Rules § D(6), RONR § 43, and Charter § C-6.6, Conduct at Meetings (persisting without recognition and refusing to yield after repeated rulings of the chair).

Commissioner Atwood: "Well, let's make it four."

Timestamp: 1:31:21 - 1:32:33

https://www.youtube.com/live/vMx0VW-rFHI?si=IG9hpAw8gb0KSC_q&t=5481

Mayor Hing gave a warning to several individuals of the audience who spoke out of order.

Mayor Hing ruled Commissioner Atwood out of order.

Commissioner Petrie raised a point of order. Mayor Hing ruled the point of order sustained and ruled both Commissioner Brady and Commissioner Atwood out of order.

144 2026 06-01 RECESS

Moved by Petrie. Seconded by Glisman.

To take a short recess.

Ayes: Atwood, Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED.

The Commission took a recess from 8:28 p.m. and returned to the regular session at 8:37 p.m.

145 2026 06-01 BROOKWOOD OF LAPEER NORTH – PRELIMINARY SITE CONDOMINIUM PLAN

Moved by Petrie. Seconded by Glisman.

To deny the request for preliminary site condominium plan requested by Aaron Besmer on behalf of North Oakland Management Company LLC to construct 112 single-family homes on parcels L20-98-031-011-00 and L20-98-031-005-00, with adjustments or with concerns addressed to § 7-18.04 Standards for site plan approval:

B. Site Design Characteristics. All elements of the site plan shall be designed to take into account the site's topography; the size and type of the lot; the character of adjoining property; the type and size of the buildings; and the traffic operations of adjacent streets. This provision should be satisfied by coming into better conformity with the site plan presented in 2004.

C. Building Design. The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion and color. High standards of construction and quality materials will be incorporated into the new development in accordance with the requirements of § 7-15.01, Building appearance.

G. Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing streets and traffic patterns. Street access shall minimize excessive vehicle traffic on local streets to reduce the possibility of any adverse effects upon adjacent property. Requiring a traffic study based on criteria in this provision.

Commissioner Brady raised a point of order. Mayor Hing ruled the point of order not well taken.
ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.
Nays: Brady, Atwood.
MOTION CARRIED 3-2.

146 2026 06-01 FIRST READING: ZONING ORDINANCE AMENDMENT – L21-39-831-019-10 REZONING

Moved by McCarthy. Seconded by Petrie.

To approve the first reading of an ordinance to rezone the property known as S. Lapeer Rd/Lapeer Commons, Parcel #L21-39-831-019-10, Planned Unit Development Concept Plan Amendment and schedule the Second Reading for June 15, 2026.

Ordinance No. 2026-04

THE CITY OF LAPEER ORDAINS:

ARTICLE 7.02 MAPPED DISTRICTS 7.02.02 District Boundaries

(a) Zoning District Amendments

- (42) The following described property, zoned Planned Unit Development (PUD) is hereby subject to a modification of the previously approved PUD Concept Plan:

PARCEL #L21-39-831-019-10. LOTS 20 THROUGH 22 AND PART OF LOTS 19 AND 23 AND PART OF VACATED LINA STREET OF "SUPERVISOR'S PLAT NO. 4" AS RECORDED IN LIBER 1, PAGE 91, LAPEER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N90°00'00" W, ALONG THE NORTH LINE OF SAID LOT 18, 289.44 FEET; THENCE N00°00'19"W, 79.01 FEET; THENCE S89°47'01"W, 38.00 FEET; THENCE N00°00'19" W, 256.14 FEET; THENCE N90°00'00"W, 69.08; THENCE S 45°00'00"W, 57.26 FEET; THENCE S00°21'07"W, 59.24 FEET; THENCE N90°00'00"W. 142.34 FEET TO THE WEST LINE OF LOT 23 OF SAID "SUPERVISOR'S PLAT NO. 4"; THENCE N00°00'19"W, ALONG SAID WEST LOT LINE, 134.62 FEET TO THE CENTERLINE OF SAID VACATED LINA STREET; THENCE ALONG SAID CENTERLINE, N90°00'00"W, 151.60 FEET TO THE EAST LINE OF BALDWIN ROAD (66 FEET WIDE); THENCE ALONG SAID EAST LINE, N26°51'17"E, 146.87 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ALONG SAID NORTH LINE, S89°53'16"E, 695.09 FEET TO THE WEST LINE OF STATE HIGHWAY M-24 (120 FEET WIDE); THENCE ALONG SAID WEST LINE OF STATE HIGHWAY M-24, 501.01 FEET ALONG A CURVE TO THE LEFT, WHICH CHORD BEARS S03°26'40"W, 500.47 FEET AND RADIUS 3113.82 FEET TO THE POINT OF BEGINNING, CONTAINING 5.44 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. ANNEXED 12/07

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Atwood, Brady.
Nays: None.
MOTION CARRIED.

147 2026 06-01 ZONING ORDINANCE AMENDMENT – 3300 DAVISON RD. AND VACANT DAVISON RD. PARCEL L20-83-307-040-00 AND L20-83-308-040-00

Moved by Petrie. Seconded by Glisman.

To deny the request to rezone the properties known as 3300 Davison Rd. and Vacant Davison Rd., Parcels #L20-83-307-040-00 and L20-83-308-040-00 from B-2 General Business District to RM-2 Multiple Family Residential.

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Atwood, Glisman.

Nays: Brady.

MOTION CARRIED 4-1.

CITY MANAGER'S REPORT

City Manager Womack commented about the sidewalk brickwork in the downtown on Nepessing Street which has had heaving and settling over the years and requested input from the Commission on what they would like to see done; staff is asking for direction on replacement of the brickwork.

148 2026 06-01 DOWNTOWN SIDEWALK BRICKWORK

Moved by Brady. Seconded by Petrie.

To direct the City Manager to pursue various bids for both brickwork and concrete work, with various contractors and also explore the options with those contractors for high need areas to be repaired.

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

Nays: None.

MOTION CARRIED.

City Manager Womack asked the Commission for direction on the request for installation of ADA Accessible Parking Spaces on Nepessing Street near a specific business. Shared a page describing the difference between e-bikes and e-motos and the legality and safety on each, will be working on ordinance for electronic bikes.

149 2026 06-01 E-BIKE COMMITTEE

Moved by Petrie. Seconded by Brady.

To form a committee to do research on e-bikes and provide future direction for City Manager Womack.

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

Nays: None.

MOTION CARRIED.

City Manager Womack also commented that due to renovations taking place here at City Hall, we need to move the location of the June 8, 2026, agenda workshop.

CITY ATTORNEY'S REPORT

None.

UNFINISHED BUSINESS

None.

DEPARTMENTAL REPORTS

None.

PUBLIC COMMENTS

Kelly Nolan spoke about comments made at a previous meeting. Mayor Hing gaveled Ms. Nolan out of order several times.

150 2026 06-01 CENSURE THE CHAIR

Moved by Brady. Seconded by Atwood.

To censure the chair for misapplication of the rule.

Call the question:

Moved by McCarthy. Seconded by Glisman.

To call the question.

Ayes: Glisman, McCarthy, Petrie, Atwood.

Nays: Brady.

MOTION CARRIED 4-1.

Vote on Main Motion:

Ayes: Atwood, Brady.

Nays: Glisman, McCarthy, Petrie.

Motion Failed 2-3.

Ken Kopnick spoke about his earlier comments.

Karen Braschayko spoke about Commissioner comments and e-bikes.

Brian Cloutier spoke about the behavior of the Commissioners.

Wes Weber spoke about Brookwood North.

Bernadette Treece spoke about the Memorial Day Celebration at Veterans Park.

Heidi Helfer spoke about Mayor and Commissioners comments.

MAYOR/COMMISSIONER COMMENTS

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

151 2026 06-01 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 10:57 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk