

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
OCTOBER 11, 2018**

A regular meeting of the City of Lapeer Planning Commission was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, October 11, 2018 at 6:30 p.m.

Members Present: Vice Chairperson Jennell RaCosta, Commissioner Dale Kerbyson, Commissioner Bill Sprague, Commissioner Dave Sommerville, Commissioner Anne Shenck, Commissioner Catherine Bostick-Tullius and Commissioner Austin Kelly.

Members Absent: Chairman Joe Black and Commissioner Ed Jamison.

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

Vice Chairperson RaCosta called the meeting to order at 6:30 p.m.

MINUTES

It was moved by Commissioner Kerbyson and supported by Commissioner Sommerville to approve the minutes of the meeting held on September 13, 2018 as presented.
MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

Staff Initiated Zoning Ordinance Amendments

Ms. Habben reviewed four staff initiated proposed text amendments to the Zoning Ordinance including:

- Section 7.14.04 Accessory Buildings and Uses concerning accessory building exterior materials;
- Section 7.14.03 General Exceptions – Dimensional Requirements concerning window wells;
- Sections 7.06.02, 7.08.02, 7.13.09, 7.16.02 and 7.24.03 concerning Ambulance Service Stations; and
- Sections 7.13.12 and 7.16.02 concerning Medical Marihuana facilities outdoor production and parking requirements.

Vice Chairperson RaCosta opened the public hearing at 6:36 p.m.

There being no comments, the public hearing was closed.

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Kerbyson to recommend the City Commission approve the amendments to Sections 7.06, 7.08, 7.13, 7.14, 7.16 & 7.24 to the Zoning Ordinance as proposed by staff. **MOTION CARRIED.**

Rezoning – Longoria – S. Main – Parcels #21-16-550-012-00 & #21-16-550-021-00

Ms. Habben reviewed the request from Clara & Aguinaldo Longoria to rezone Parcel #21-16-550-012-00 and Parcel #21-16-550-021-00 which are vacant parcels located on the east side of S. Main Street from R-2 Single Family Residential to B-2 General Business. Ms. Habben stated the eastern parcel was recently annexed into the City from Lapeer Township and that the owner plans to combine the two parcels. Ms. Habben reviewed the site location, aerial photos, required rezoning criteria and various maps of the subject area including the current City Zoning Map, City Future Land Use Master Plan Map and Lapeer Township Zoning Map and stated the rezoning request is consistent with the City's Master Plan.

Vice Chairperson RaCosta opened the public hearing at 6:40 p.m.

There being no comments, the public hearing was closed.

It was moved by Commissioner Sprague and supported by Commissioner Shenck to recommend the City Commission rezone Parcels #L21-16-550-012-00 & #L21-16-550-021-00 located on the east side of S. Main Street from R-2 Single Family Residential to B-2 General Business. **MOTION CARRIED.**

SITE PLAN REVIEWS

Foster Blue Water Oil / Bayliss Street Properties – 448 County Center St.

Ms. Habben reviewed the site plan received for construction of a new office building with expanded parking and landscaping at the existing Foster Blue Water Oil site located at 448 County Center Street. Ms. Habben stated the applicant is requesting the Planning Commission waive the requirement to construct a 5 ft. wide sidewalk along County Center Street and to determine the proposed indoor to curbside waste management plan is sufficient.

Mr. Dan Wynn, of Foster Oil, and Mr. Corey Mabery, of Davis Land Surveying, reviewed various aspects of the site plan including the location of the existing office and storage tanks on the site. Discussion was held regarding the need to screen any outdoor trash receptacles kept next to the office prior to moving to the curb for pick up.

After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Bostick-Tullius to approve the site plan received for construction of a new office building and parking areas at the Foster Blue Water Oil site located at 448 County Center Street to include waiving the requirement for sidewalk along County Center Street, determining the indoor to curb side pick-up waste management plan sufficient provided any outdoor trash receptacles are screened and contingent upon all outstanding staff comments being addressed on a revised site plan. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville and supported by Commissioner Sprague to adjourn the meeting at 6:52 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary