

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MARCH 14, 2019**

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, March 14, 2019 at 6:30 p.m.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioner Joe Black, Commissioner Dave Sommerville, Commissioner Ed Jamison and Commissioner Anne Shenck

Members Absent: Commissioner Dale Kerbyson, Commissioner Bill Sprague and Commissioner Catherine Bostick-Tullius.

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

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

MINUTES

It was moved by Commissioner Sommerville and supported by Commissioner Black to approve the minutes of the meeting held on February 14, 2019 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

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

2018 Annual Report

Ms. Habben reviewed the 2018 Planning Commission Annual Report which provides an overview of activity and business conducted in 2018 including meetings, special land use approvals, site plan reviews, rezonings, Zoning Ordinance text amendments and other business items considered. Ms. Habben stated the Annual Report will be submitted to the City Commission as required by the State of Michigan Planning Enabling Act. It was moved by Commissioner Black and supported by Commissioner Sommerville to approve and forward the 2018 Annual Report to the City Commission. **MOTION CARRIED.**

Master Plan – 5 Master Plan – 5 Year Review

Ms. Habben continued the review process for the Master Plan including removing references to the R-5 and R-6 zoning districts and correcting references to light and heavy industrial.

Multiple Family Residential Classification

Ms. Habben reviewed the issue of there being only one Multiple Family Future Land Use (FLU) classification and two, RM-1 & RM-2 Multiple Family zoning districts. Discussion was held regarding the differences between the RM-1 and RM-2 districts, maximum building height and lot coverage restrictions and the options to leave the classification the same, add a new classification or remove the RM-2 zoning district. After discussion, it was the consensus of the commission to add a new Multiple Family classification and to review a proposed map at the next meeting showing appropriate locations for a RM-2 Multiple Family district.

Commercial – Downtown Classification

Ms. Habben reviewed the issue of there being only one Commercial – Downtown FLU designation and two, CBD-1 & CBD-2 Central Business District, zoning districts. Discussion was held regarding the differences between the CBD-1 and CBD-2 districts including parking requirements. After discussion, it was the consensus of the commission to review a map of the existing CBD-2 areas to potentially be reclassified to CBD-1 and request input on the issue from the DDA Executive Director.

B-1 Neighborhood Business Classification

Ms. Habben reviewed the issue of there being only one Commercial – General Business FLU designation and two, B-1 Neighborhood Business and B-2 General Business, commercial zoning districts. Discussion was held on the location of the two existing B-1 Neighborhood Business districts and the intent of and uses permitted in the B-1 district. After discussion, it was the consensus of the commission to remove the B-1 Neighborhood Business zoning district.

Commercial – Auto Classification

Ms. Habben reviewed the issue of there being no correlating zoning district to the Commercial – Auto FLU classification, the current area designated Commercial – Auto, existing requirements and restrictions in the zoning ordinance regulating auto related uses and the options to keep the classification as is, remove the classification or add a correlating zoning district to the classification. After discussion, it was the consensus of the commission to remove the Commercial-Auto FLU classification.

Ms. Habben requested the commissioners review the existing Future Land Use map for any further map amendments to propose in Draft #1 of the amended Master Plan. Discussion was held on the residential classified area located east of existing the Lapeer Industrial and Research Park and west of the river and DTE solar farm including the intent of restricting industrial park traffic from accessing DeMille and ultimately Genesee Street.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville to adjourn the meeting at 7:30 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary