

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
APRIL 11, 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, April 11, 2019 at 6:30 p.m.

**Members Present:** Vice Chairman Austin Kelly, Commissioner Dale Kerbyson, Commissioner Bill Sprague, Commissioner Catherine Bostick-Tullius, Commissioner Ed Jamison and Commissioner Anne Shenck

**Members Absent:** Chairperson Jennell RaCosta, Commissioner Joe Black and Commissioner Dave Sommerville.

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

Vice Chairman Kelly called the meeting to order at 6:30 p.m.

**MINUTES**

It was moved by Commissioner Shenck and supported by Commissioner Jamison to approve the minutes of the meeting held on March 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**

**2019-2025 Capital Improvement Program**

Mr. Dale Kerbyson, City Manager, reviewed the proposed 2019-2025 Capital Improvement Program and 2019-2020 expenditures scheduled for the Buildings & Land, Public Safety, Parks & Recreation, Cemetery, Water, Wastewater Treatment, Local Streets, Major Streets, Sidewalks and Equipment funding categories.

Mr. Kerbyson highlighted the following items/projects included in the program:

- Water Tower Campground Picnic Tables;
- Second Street Water Main Replacement;
- Center for the Arts Building Improvements;

**CITY PLANNING COMMISSION**

**APRIL 11, 2019**

**PAGE 2**

- Howard Street Sanitary Main Lining;
- Cramton Park Playground Structure & Pavilion Roof Replacement;
- Community Center Pool Repairs;
- M-24 Pedestrian Tunnel Connection;
- Genesee Street & Davison Road Pedestrian Trail;
- Genesee St., Millville Rd. & Harrison St. Water Main Replacement;
- Infrastructure & Continuing Initiatives; and
- Various Vehicle and Equipment Purchases.

Discussion was held regarding various projects and adjusting the DPW copier replacement cost to \$6,000 to match the Public Safety Department copier/fax/scanner cost.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Jamison to adopt the 2019-2025 Capital Improvement Program as presented.

**Yeas:** Commissioners Sprague, Jamison, Shenck, Bostick-Tullius, Kerbyson and Kelly.

**Nays:** None.

**Absent:** Commissioners RaCosta, Black and Sommerville.

**Abstain:** None.

**MOTION CARRIED.**

Mr. Kerbyson also reviewed a proposed expense for matching funds for the Center for the Arts basement renovation project stating the funds will be budgeted in the event the various grants which have been applied for are received.

**Master Plan – 5 Year Review**

Ms. Habben continued the review process for the Master Plan including proposed amendments to the Future Land Use Map. Ms. Habben reviewed various areas of the current and proposed amended Future Land Use Map including the Office area at the south end of the M-24 corridor, a footnote regarding the restriction on drive-thru restaurants along M-24 between Tower Drive and the I-69 interchange, the designation of Dense Multiple Family areas west and south of the Meijer site and southeast of the Big Lots site, the Medium Density Single Family designation at the northeast corner of the Genesee/Millville/DeMille intersection and expansion of the Commercial - Downtown area. Ms. Habben also reviewed the elimination of the Commercial - Auto designation and amendment to a mix of Commercial – General Business and Industrial along the Imlay City Road corridor east of Saginaw Street. Ms. Habben identified the area at the southeast quadrant of Saginaw Street and Peppermill Road which is designated as Low Density Single Family.

After discussion and review of various areas on the amended Future Land Use Map it was the consensus of the commission to extend the Dense Multiple Family designation along the south side of DeMille westward to the Stonegate Health Campus, to designate the entire area south of DeMille currently occupied by the DTE solar farm to PUD, to designate an area at the northeast corner of Genesee/Millville to Commercial – General Business, to correct the Commercial – Downtown area at the northwest corner of Nepessing/Saginaw and to re-designate the Low Density Single Family area at the southeast quadrant of Saginaw/Peppermill to PUD southward to the current City limits.

**ADJOURNMENT**

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Sprague to adjourn the meeting at 8:24 p.m.

**MEETING ADJOURNED.**

---

Ms. Anne Shenck  
Secretary