

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MAY 9, 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, May 9, 2019 at 6:30 p.m.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioner Dale Kerbyson, Commissioner Joe Black, Commissioner Catherine Bostick-Tullius, Commissioner Ed Jamison and Commissioner Anne Shenck

Members Absent: Commissioner Dave Sommerville.

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

Chairperson RaCosta called the meeting to order at 6:32 p.m.

MINUTES

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Kelly to approve the minutes of the meeting held on April 11, 2019 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

Rezoning – Farley Investments – DeMille Blvd. – Parcel #L20-94-600-030-00

Ms. Habben reviewed the request from Farley Investments to rezone the 1.55 acre vacant Parcel #L20-94-600-030-00 located on the north side of DeMille Blvd. from R-2 Single-Family Residential to B-2 General Business. Ms. Habben reviewed the standards required in order to approve the request, the site location, aerial photos of the area and the PUD Future Land Use Map designation for the subject site.

Ms. Habben summarized the applicant's response supporting the request which states the B-2 district is consistent with the PUD master plan designation which permits mixed commercial uses, that the site's location on a heavily traveled road is more suitable for commercial uses than residential uses and that the applicant is currently proposing to construct a 5,000 sq. ft. commercial/professional office building. Ms. Habben reported the commercial designation is closer to the intensity associated with the PUD master plan designation, that the site would be limited in order to be developed for single family use due to the existing wetlands and floodplain on the parcel and that the location of the site on a major roadway is consistent with a commercial use.

Chairperson RaCosta opened the public hearing at 6:37 p.m.

Mr. Rudy Quaderer, civil engineer with Griggs Quaderer, Inc. representing Farley Investments was present and stated the rezoning is being requested in order to construct a commercial building for a restaurant/professional office building which is considered a mix of uses and displayed a conceptual plan for the project.

Mr. Jim Cummings, the project architect, was present and stated he also completed the new Ray C's Harley Davidson site project on M-24, that he requests favorable consideration in granting the rezoning and that the community will be proud of the completed project.

There being no further comments, the public hearing was closed at 6:39 p.m.

Discussion was held on the location and amount of wetlands and floodplain on the parcel, the applicant's intent to obtain a minor fill permit from the Michigan DEQ and the ability to install landscaping materials in the floodplain area.

After discussion, it was moved by Commissioner Bostick-Tullius and supported by Commissioner Jamison to recommend approval to the City Commission of the request to rezone Parcel #L20-94-600-030-00 located on the north side of DeMille Blvd. from R-2 Single-Family Residential to B-2 General Business due to the request meeting Standard 1 of Section 7.23.06(b). **MOTION CARRIED.**

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

The ReLeaf Center of Lapeer – 200 E. Genesee St. – Alternative Air Filtration Proposal

Ms. Habben informed the Commission an alternative air filtration system plan for controlling odor at The ReLeaf Center of Lapeer, a medical marijuana provisioning center to be located at 200 E. Genesee Street, has been submitted for consideration. Ms. Habben stated the alternative plan has been reviewed by the City's Building Official who has determined the system will control odor as well or better than the system requirements of Section 7.13.12(j).

Mr. Chris Stritmatter representing the applicant was present and stated the proposed system conforms to all State of Michigan standards and that the recommended maintenance schedule will be adhered to.

Discussion was held regarding the system's operation which is designed to auto adjust the air flow rate.

After discussion, it was moved by Commissioner Black and supported by Commissioner Kelly to approve the proposed alternative air filtration system for The ReLeaf Center of Lapeer located at 200 E. Genesee St. because it does meet Section 7.13.12(j)a as an alternative air filtration system that controls odor as well or better than the required system. **MOTION CARRIED.**

Board Member Training Policy

Ms. Habben reviewed the training plan for the Planning Commission members to acquire a minimum of 2 hours of training per year as part of the City's State of Michigan Redevelopment Ready Community commitment. Ms. Habben reviewed the various training topics and events available for members to attend and the process for reporting training to the Planning Department to record in the Training Tracker Sheet. After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Shenck to adopt the Planning Commission Board Member Training Policy. **MOTION CARRIED.**

Master Plan – 5 Year Review

Ms. Habben continued the review process for the Master Plan including the second draft of the updated Future Land Use Map. Discussion was held regarding the Commercial – General Business designation of the Polar Palace ice arena area and whether or not to amend the map designation for the area along the south side of Davison Road to Industrial. Discussion was held regarding the existing office uses east of the ice arena parcel, the developing cultural and educational area at the Davison/DeMille Rd. intersection, the industrial uses located south of the ice arena parcel and the undetermined future use plans for the ice arena. After discussion it was the consensus of the commission to keep the designation of the ice arena area along the south side of Davison Road as Commercial – General Business at this time.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Shenck to adjourn the meeting at 7:09 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary