

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
SEPTEMBER 12, 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, September 12, 2019 at 6:30 p.m.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioner Joe Black, Commissioner Dale Kerbyson, Commissioner Dave Sommerville, Commissioner Catherine Bostick-Tullius and Commissioner Glenn Alverson.

Members Absent: Commissioner Anne Shenck.

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

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

MINUTES

It was moved by Commissioner Kerbyson and supported by Commissioner Black to approve the minutes of the meeting held on August 8, 2019 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

Rezoning – Huber Family Trust – 1101 S. Main - #L21-16-550-008-00 – R-2 to B-2

Ms. Habben reviewed the request from the Huber Family Trust to rezone 1101 S. Main Street, Parcel #L21-16-550-008-00, from R-2 Single-Family Residential to B-2 General Business. Ms. Habben reviewed aerial photos and the zoning and future land use map designations of the subject site and adjacent parcels and stated the request is consistent with the current Master Plan. Discussion was held on the current real estate office located on the site which is south of the Muir Brothers Funeral Home.

Chairperson RaCosta opened the public hearing at 6:34 p.m.

Mr. Bruce Huber, owner of the property, was present and stated the parcel has been used as a real estate office since 1997, that the parcel was annexed into the City from Lapeer Township in 2010 and that he thought the zoning would automatically be business since the use was allowed as a special use when located in Lapeer Township. Mr. Huber stated the City Assessing Department has the property classified as a commercial use and that it is appropriate to get the parcel formally rezoned to prevent any conflict with future use of the property.

There being no further comments, the public hearing was closed at 6:36 p.m.

Discussion was held regarding the fact nobody is currently living at the property, that the request is consistent with the Master Plan, that the City assigns the most similar zoning designation to what the parcel was zoned by Lapeer Township and that the township allows certain commercial uses in residential districts that the City does not.

After discussion, it was moved by Commissioner Sommerville and supported Commissioner Black to recommend approval to the City Commission of the request to rezone parcel L21-16-550-008-00 located at 1101 S. Main Street from R-2 Single Family Residential to B-2 General Business due to the request meeting Standard 1 of Sec. 7.23.06(b) stating the request is consistent with the master plan.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Site Plan Approval Extension – EMA Center – Vacant Imlay City Rd. Parcel

Ms. Habben reviewed the request from Mike Bahoura representing EMA Lands LLC to extend the site plan approval for the EMA Center for one additional year stating there have been no changes in the area which would affect the previous approval of the development.

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Kelly to approve a one year extension to expire on September 13, 2020 for the approved site plan for the EMA Center, a new multi-tenant retail building to be constructed on the vacant Imlay City Road parcel #L-20-83-462-040-10.

MOTION CARRIED.

Master Plan – 5 Year Review

Ms. Habben reported she is working on updating the Community Facilities chapter and that she has met with the full DDA board for initial input on updating the Downtown chapter of the Master Plan.

Board Vacancy

Discussion was held on the current Planning Commission vacancy due to the resignation of Ed Jamison and potential candidates that may be interested. It was the consensus of the commission not to recommend a candidate to fill the vacant seat at this time.

TRAINING REPORT

Ms. Habben informed the commission of a training opportunity available at the Rowe Community Education Series scheduled for Tuesday, October 29th at the Flint Rowe offices.

There were no additional training items reported.

COMMISSIONER COMMENTS

There were no comments from the Commissioners.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Alverson to adjourn the meeting at 6:46 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary