

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
NOVEMBER 12, 2020**

A regular meeting of the City of Lapeer Planning Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, November 12, 2020 at 6:30 p.m.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioners Dale Kerbyson, Catherine Bostick-Tullius, Jeff Pattison, Debbie Marquardt, Doug Roberts and Marty Johnson.

Members Absent: Commissioner Anne Shenck.

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 Bostick-Tullius and supported by Commissioner Marquardt to approve the minutes of the meeting held on October 8, 2020 as presented.
MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS SCHEDULED

Transitional Housing – Text Amendment

Ms. Habben reviewed the proposed language for a text amendment to regulate Transitional Housing facilities, also known as homeless shelters, stating the language has been reviewed by City Staff. Ms. Habben reviewed the proposed amendments to Sections 7-4.02, 7-06.02 Schedule of Uses, 7-13.01 Use Requirements, 7-16.02 Parking and 7-24.03 Definitions. Ms. Habben summarized the proposed language concerning buffers, management policies and the requirement for the facility to keep a list to account for all persons staying at the facility.

Chairperson RaCosta opened the public hearing at 6:35 p.m.

Mr. Tim Denney, attorney representing The Refuge, expressed concerns relating to the wording requiring a list of persons staying at a facility and the fact the language as proposed does not resolve the current issue of The Refuge not being able to use their existing facility at 1009 N. Saginaw as a full time facility because it is zoned Single-Family Residential. Mr. Denney stated most of the properties in Multiple-Family zoned districts are filled with apartments and most available properties in business districts are being acquired for use by marihuana facilities.

Mr. Wade Jenkins, 624 N. Madison St., with The Refuge stated he supports Mr. Denney's concerns, that any change will not affect operations of The Refuge for this year and that anything done to address homelessness in the community is a blessing.

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

Discussion was held on The Refuge's current policies and processes for smoking areas, meal preparation, keeping a list of persons staying at the facility and requesting the City Attorney's opinion on the proper terminology on the requirement to keep the list.

After Ms. Habben reviewed the standards for approving a text amendment, it was moved by Commissioner Kelly and supported by Commissioner Marquardt to recommend the City Commission approve the text amendment regarding transitional housing as drafted due to the fact it meets Section 7-23.06.A Standards 1 through 4 and Standard 5.

MOTION CARRIED.

SITE PLAN REVIEWS

Ray C's Extreme Addition – 1491 S. Lapeer Rd.

Ms. Habben reviewed the site plan received for a building addition, new maintenance building and parking lot modifications at the existing Ray C's Harley Davidson facility at 1491 S. Lapeer Road to accommodate the Ray C's Extreme operation. Ms. Habben reviewed aerial photos of the Ray C's site and outstanding site plan issues concerning utility notations, building appearance, metal roof approval, landscaping and installation of an irrigation system. Ms. Habben reviewed photos of the existing vegetation on the east side of the property, the fact no sidewalks are proposed, an existing gravel area allowed to remain and additional light fixture curbing required.

Mr. Rudy Quaderer, of Griggs Quaderer representing the applicant Ray Clemens, reviewed site plan changes made addressing issues with utility notations, landscaping, lighting, addition of a sampling manhole and the existing berm to remain next to the proposed maintenance building.

Discussion was held regarding fencing, security, the greenbelt on the south side of the property, an existing sewer easement along the north side of the parcel, the existing future connection for shared access to remain and future plans to install a training course.

After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Kelly to allow the use of the existing building wall material for the addition on the rear portion of the building because the proposed design of the alteration is compatible with the existing building wall design.

MOTION CARRIED.

It was moved by Commissioner Kelly and supported by Commissioner Marquardt to approve the metal roof request by Ray C's Extreme located at 1491 S. Lapeer Road due to it being compatible with the overall architectural design of the building.

MOTION CARRIED.

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Kelly to waive the landscaping ratio requirements on the east property line in Section 7-15.02.F Buffer Zones because there are unique conditions to the parcel and to accept the landscaping plan as presented for these features.

MOTION CARRIED.

It was moved by Commissioner Kerbyson and supported by Commissioner Kelly to approve the site plan received from Ray C's Extreme for construction of a building addition, new maintenance building, parking lot modifications and landscaping on the property located at 1491 S. Lapeer Road contingent upon submittal of a revised site plan addressing the remaining Planning Department and City Engineering comments.

MOTION CARRIED.

OTHER BUSINESS

Joint Meeting with City Commission

Ms. Habben reminded the commissioners of the joint workshop meeting scheduled with the City Commission at 6:30 p.m. on November 19th. After discussion on whether to hold the meeting in person or virtually, it was the consensus of the commission to hold the joint workshop meeting virtually.

Zoning Board of Appeals Vacancy

Ms. Habben informed the commission of a current vacancy on the Zoning Board of Appeals and discussion was held on the preference to have a sitting member of the Planning Commission serve on the Zoning Board of Appeals as well. Commissioner Bostick-Tullius stated she would be interested in filling the vacancy on the Zoning Board of Appeals.

Lapeer Township Master Plan Update

Ms. Habben reviewed the Future Land Use Map of the updated Lapeer Township Master Plan. Discussion was held on the overlay zones proposed on Imlay City Road east of the City limits and in two areas along M-24 south of the City limits which permit mixed commercial, office and medium-density residential development. After discussion, it was the consensus of the commission to direct Ms. Habben to draft and forward to Lapeer Township concerns of the City Planning Commission regarding plans for improvements to the designated park behind the Ray C's site, the lack of plans to link to existing trails and the level of increased intensity of the proposed mixed use overlay zones.

December Meeting

After discussion on the increased Covid-19 virus cases in the area, it was the consensus of the commission to hold the December meeting virtually.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kelly to adjourn the meeting at 7:54 p.m.

MOTION CARRIED AND MEETING ADJOURNED.

Mr. Jeff Pattison, Secretary