

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 11, 2020**

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, June 11, 2020 at 6:30 p.m.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioner Dale Kerbyson, Commissioner Catherine Bostick-Tullius, Commissioner Jeff Pattison, Commissioner Anne Shenck and Commissioner Debbie Marquardt.

Members Absent: Commissioner Joe Black and Commissioner Dave Sommerville.

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 Pattison to approve the minutes of the meeting held on April 9, 2020 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

Text Amendments – Sections 7.16, 7.18 and 7.23

Ms. Habben reviewed various proposed text amendments initiated by the Director of Public Works Pam Reid to Section 7.16 Parking, Loading, Access and Circulation Requirements and Section 7.18 Site Plan Review. Ms. Habben stated the amendments meet the required Standards 1-5 of Section 7.23.06.A.

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

There being no comments, the public hearing was closed.

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Kelly to recommend the City Commission approve the text amendments requested by staff to Sections 7-16 and 7-18 due to the amendments meeting Section 7.23.06.A Standards (1- 4) and Standard 5. **MOTION CARRIED.**

Special Land Use – DeShano Development Corporation – Housing for the Elderly Facility on Vacant Property Along Woodbridge Park Avenue

Ms. Habben reviewed the request from DeShano Construction Company for a special land use approval for the proposed housing for the elderly assisted living facility known as Ivy Terrace to be constructed on a portion of vacant parcel #L20-98-031-032-20

located on Woodbridge Park Avenue. Ms. Habben stated the parcel was recently rezoned from R-2 Single-Family Residential to Conditional RM-2 Multiple-Family Residential and reviewed aerial photos of the site, the conceptual site plan and building elevation designs. Ms. Habben stated the applicant is requesting approval for phase one of the development only at this time and reviewed the standards for approval of Section 7-19.04.

Discussion was held on the storm and surface water drainage plan for the site.

Chairperson RaCosta opened the public hearing at 6:44 p.m.

Mr. Dan LeClair, project design engineer with Greentech Engineering, stated the required drainage easements have been recorded and he will forward a copy of the recorded document to Ms. Habben.

There being no further comments, the public hearing was closed at 6:45 p.m.

It was moved by Commissioner Marquardt and supported by Commissioner Pattison to approve the special land use request from DeShano Development Corporation to locate a housing for the elderly facility on a portion of the property known as Parcel #L20-98-031-032-20 as described and shown in the site plan due to the request meeting standards A-E in Sec. 7.19.04 with the following contingency:

- The proposed development receives site plan approval from the Planning Commission.

MOTION CARRIED.

SITE PLAN REVIEWS

Jim Riehl's Dealership - Building Addition & Parking Modifications - 1515 S. Lapeer Rd.

Ms. Habben reviewed the site plan received for a proposed building addition and parking lot reconfiguration at the Jim Riehl's automotive dealership at 1515 S. Lapeer Road. Ms. Habben reviewed aerial photos of the subject site, photos of the existing building and the area to be expanded. Ms. Habben stated the applicant is requesting approval to use pre-fabricated metal siding material on the exterior to match the existing building facade. Discussion was held on the fact the parking area to be reconfigured will be paved.

It was moved by Commissioner Kelly and supported by Commissioner Bostick-Tullius to allow the use of the existing building wall material for the addition because the proposed design of the alteration is compatible with the existing building wall design.

MOTION CARRIED.

It was moved by Commissioner Pattison and supported by Commissioner Kelly to approve the site plan received from Jim Riehl's Dealership for construction of a building addition and parking lot modifications on the property located at 1515 S. Lapeer Road as presented. **MOTION CARRIED.**

Ivy Terrace – DeShano Development Corporation – Housing for the Elderly Assisted Living Facility – Vacant Property Along Woodbridge Park Avenue – Portion of Parcel #L20-98-031-032-20

Ms. Habben reviewed the site plan received from DeShano Development Corporation for construction of phase one of Ivy Terrace, an Assisted Living Facility, on a portion of Parcel #L20-98-031-032-20 along Woodbridge Park Avenue. Ms. Habben reviewed aerial photos of the subject site and surrounding area, the exterior building elevation design and various remaining issues with the landscaping plan. Ms. Habben stated the applicant is proposing to install sidewalk along the phase one frontage only at this time and to install the remaining sidewalk after construction of the phase two building. Ms. Habben reviewed other outstanding issues with the site plan including site lighting, mechanical equipment screening and approval of the lot split by the Assessing Department.

Discussion was held on the location of the proposed future road, the timeline for construction of the phase two building and verification required for the drainage easement for the site.

After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Kelly to waive the landscaping ratio requirements in Sec. 7.15.02.E Greenbelt and 7.15.02.F Buffer Zones because there are unique conditions to the parcel. **MOTION CARRIED.**

It was moved by Commissioner Kerbyson and supported by Commissioner Bostick-Tullius to approve the site plan received from DeShano Development Corporation for construction of a housing for the elderly/assisted living facility on a portion of the property located on L20-98-031-032-20 contingent upon:

- Addressing all outstanding staff comments from the Planning Department, Assessing Department, Fire Department, DPW, and City Engineer during engineering plan review;
- Approval of the parcel split for the subject property by the City of Lapeer Assessing Department; and
- Installation of sidewalk along the entire length of the parcel.

MOTION CARRIED.

GAG Holdings – Medical Marihuana Grow and Processing Facility - Vacant Parcel #L20-96-400-040-10 on DeMille Road

Ms. Habben reviewed the site plan received for construction of GAG Holdings, a medical marihuana grow and processing facility, on a portion of the vacant Parcel #L20-96-400-040-10 located on DeMille Road. Ms. Habben reviewed aerial photos of the subject site and surrounding area, the need for the applicant to determine the final exterior building material earth tone colors and commission approval required for the proposed metal roof. Ms. Habben reviewed other various remaining issues with the landscaping plan, in-ground irrigation, mechanical equipment buffering and the applicant's proposal to install only a portion of the sidewalk along the front of the property.

Discussion was held on the existing vegetation of the subject site and adjacent parcel, the conceptual plan for development of the entire site, the interior loading space, utility easements on the property, the landscaping wall on the west side of the parcel, the tree survey provided, enforcement of the landscaping requirements in the Zoning Ordinance and pedestrian traffic in the area. The applicant verbally agreed to replace any existing vegetation in the future if needed.

After discussion, it was moved by Commissioner Bostick-Tullius and supported by Commissioner Kelly to waive the landscaping ratio and number requirements in Sec. 7.15.02.E Greenbelt and 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 Shenck and supported by Commissioner Pattison to approve the site plan received from GAG Holdings for construction of a medical marijuana grow and processing facility located on Parcel #L20-96-400-040-10 contingent upon:

- Address all outstanding staff comments from the Planning Department, Building Department, DPW, and City Engineer during the engineering plan review;
- Building Department approval of the odor control requirements during the review of the Building Plans; and
- To approve the proposed metal roof and require that sidewalk be installed along the entire frontage of the parcel.

MOTION CARRIED.

**MMMP/Usmanoff – Medical Marijuana Grow Facility – Parcel #L20-83-358-080-20
Vacant Property on John Conley Drive**

Ms. Habben reviewed the site plan received for construction of phase one of MMMP, a medical marijuana grow facility, on vacant Parcel #L20-83-358-080-20 located on John Conley Drive. Ms. Habben reviewed aerial photos of the subject site and surrounding area, commission approval required for the proposed metal roof and outstanding issues with the landscaping plan. Discussion was held on the applicant's request to the Zoning Board of Appeals for variances to the exterior building material and curbing requirements, existing vegetation on the site and the proposed location of the phase two building on the parcel.

After discussion, it was moved by Commissioner Kelly and supported by Commissioner Kerbyson to waive the landscaping ratio and number requirements 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 Kelly and supported by Commissioner Shenck to approve the site plan received from MMMP/Usmanoff for construction of a medical marijuana grow facility on Parcel #L20-83-358-080-20 contingent upon:

- Addressing all outstanding staff comments from the Planning Department, Building Department, DPW, and City Engineer during the engineering plan review;
- Building Department approval of the odor control requirements during the review of the Building Plans; and
- To approve the proposed metal roof.

MOTION CARRIED.

TRAINING REPORT

There was no training reported.

COMMISSIONER COMMENTS

Discussion was held on new trends in metal roof designs.

Rescheduling of July Meeting Date

Discussion was held on the regular date of the July meeting and potential issues with obtaining a quorum at the meeting. After discussion, it was moved by Commissioner Shenck and supported by Commissioner Kelly to reschedule the regular July Planning Commission meeting to July 16th. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was moved by Commissioner RaCosta to adjourn the meeting at 8:25 p.m.

MEETING ADJOURNED.

Mr. Jeff Pattison
Secretary