

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
SEPTEMBER 10, 2020**

A regular meeting of the City of Lapeer Planning Commission was held electronically via GoToMeeting at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, September 10, 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: None.

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 Kerbyson to approve the minutes of the meeting held on August 13, 2020 as presented.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS SCHEDULED

Rezoning – EMA Lands, LLC – Imlay City Rd. Parcel #L20-83-462-040-10 – B-2 to I-1

Ms. Habben reviewed the request from EMA Lands, LLC to rezone the vacant Parcel #L20-83-462-040-10 located on the north side of Imlay City Road from B-2 General Business to I-1 Industrial. Ms. Habben stated the adjacent parcel was recently split from the subject parcel and rezoned to I-1 and reviewed the standards for approval of the rezoning, the Zoning and Future Land Use map designations for the parcel, aerial photos of the area and the conceptual plan for use of both parcels. Ms. Habben reviewed the applicant's response to the request which indicated the parcel is difficult to develop or sell as two separately zoned parcels.

Ms. Habben reported the request is not consistent with the Master Plan Future Land Use Map, however, there has been a change in condition for the area which meets Standard 1 of Section 7.23.06(b). Discussion was held on whether the property is currently for sale.

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

There being no comments the public hearing was closed.

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Shenck to recommend approval to the City Commission of the rezoning request from EMA Lands LLC to rezone parcel #L20-83-462-040-10 from B-2 General Business to I-1 Industrial because it meets Section 7-23.06(b) Standard 1.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

SITE PLAN REVIEWS

National Guard Armory – 2140 W. Genesee St. – Building & Parking Lot Addition

Ms. Habben reviewed the site plan received for expansions to the National Guard Armory building and parking lot located at 2140 W. Genesee Street. Ms. Habben stated the Federal use of the Armory is exempt from some of the City's local zoning standards and reviewed the site plan showing both the phase 1 and phase 2 expansions and the remaining staff comments for the project.

Discussion was held on the concrete pads for vehicle parking and equipment storage and plans to install curbing along the parking lots.

It was moved by Commissioner Kerbyson and supported by Commissioner Pattison to approve the site plan for the National Guard Armory to construct building additions and parking lot expansion on the property located on 2140 W. Genesee Street contingent upon:

- Addressing all outstanding staff comments regarding the sidewalk, sanitary sewer, storm water and timing.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

Villages of Lapeer Nursing Home – 239 S. Main St. – Building & Parking Lot Additions

Ms. Habben reviewed the site plan received for a building and parking lot addition to The Villages of Lapeer Nursing Home facility located at 239 S. Main Street. Ms. Habben reported the Zoning Board of Appeals approved the required setback variances for the project and reviewed the conceptual photos and exterior facade design of the addition.

Ms. Habben also reviewed aerial photos of the existing site, location of the building and parking lot additions and remaining staff comments including landscaping and tree replacement, buffer zone, light pole height, parking lot access, the waiver required to allow a total of 41 parking spaces, utilities and the required parcel combination. Discussion was held regarding the 20 ft. light pole height which meets ordinance standards, the parking design and circulation and site access from Turrill Avenue and Main Street.

It was the consensus of the board to allow the excess parking of 41 spaces total.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

It was moved by Commissioner RaCosta and supported by Commissioner Kelly to approve the site plan for The Villages of Lapeer Nursing Home for a building addition and parking lot expansion located 239 S. Main Street with the following contingent upon:

- Address all outstanding staff comments from the Planning Department, Assessing Department, and City Engineer.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

OTHER BUSINESS

Master Plan – 5 Year Review

Ms. Habben continued the review and commissioner input process of Chapter 7 Implementation Plan and Priority Tables of the Master Plan reviewing updates to the zoning map, zoning regulations, districts, development design, natural features, relationships between the future land use classifications and zoning districts, capital improvement program and maintenance and update of the plan. Ms. Habben also reviewed the Priority & Responsibility tables for On-Going and Future Efforts.

Discussion was held regarding Planning Commission involvement in the Parks and Recreation Plan, changing the priority level of various items, providing resources to property owners, supporting diversity of cultural resources, working with the Michigan Department of Transportation, expanding involvement of the Police and Fire Departments and invasive species control. Ms. Habben reviewed the tentative timeline and schedule for completing the update process.

Oregon Township Master Plan Update

The commission reviewed the Oregon Township Master Plan and did not have any additional comments.

Commission Appointment Recommendations

Discussion was held on the three citizens interested in serving on the Planning Commission to replace former commissioners Joe Black and Dave Sommerville. Commissioner RaCosta reported she had personally spoken with Doug Roberts and Marty Johnson concerning their interest in serving on the commission.

After discussion, it was moved by Commissioner Marquardt and supported by Commissioner Shenck to recommend the appointment of Doug Roberts to the Planning Commission.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

It was moved by Commissioner Bostick and supported by Commissioner Shenck to recommend the appointment of Marty Johnson to the Planning Commission.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED.

Discussion was held regarding suggesting the third party interested in serving on the Planning Commission consider applying for other City board vacancies and sending a letter of thanks to Mr. Black and Mr. Sommerville for their years of service on the commission.

CORRESPONDENCE

Chairperson RaCosta noted the monthly Development Activity Report was included in the meeting packet materials.

TRAINING REPORT

Ms. Habben stated Rowe Professional Services Company has scheduled a virtual training session for October 29th on the topics of Pandemic Planning and Primary Caregivers.

COMMISSIONER COMMENTS

Commissioners Pattison and Shenck commented that they are looking forward to working with the new members of the commission.

ADJOURNMENT

There being no further business, it was moved by Commissioner Shenck and supported by Commissioner Kelly to adjourn the meeting at 8:08 p.m.

ON A ROLL CALL VOTE:

Yeas: Commissioners Marquardt, Kelly, Kerbyson, Bostick-Tullius, Pattison, Shenck and RaCosta.

Nays: None.

Absent: None.

Abstain: None.

MOTION CARRIED AND MEETING ADJOURNED.

Mr. Jeff Pattison
Secretary