

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
OCTOBER 14, 2021**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, October 14, 2021 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Vice Chairman Austin Kelly and Commissioners Jeff Pattison, Dale Kerbyson, Marty Johnson, Doug Roberts and Anne Shenck.

Members Absent: Chairperson Jennell RaCosta and Commissioners Debbie Marquardt and Catherine Bostick-Tullius.

Also Present: Caitlyn Habben and Jason Ball, Rowe Professional Services Company Planning Consultants, and Kimberly Hodge, Recording Secretary

Vice Chairman Kelly called the meeting to order at 6:30 p.m.

049 2021 10-14 Minutes

Motion by Kerbyson. Seconded by Pattison.

Approve the minutes of the regular meeting held on September 9, 2021 as presented.

Ayes: Commissioners Kelly, Kerbyson, Pattison, Johnson, Shenck and Roberts.

Nays: None.

Absent: Commissioners RaCosta, Marquardt and Bostick-Tullius.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

SEMI Grown, LLC – 39 & 47 W. Genesee & Vacant Parcel #L21-23-900-040-00

Habben introduced Jason Ball her back up consultant with Rowe and he reviewed the site plan received for SEMI-Grown, LLC for construction of a 11,480 sq. ft. marihuana grow facility building and other site improvements at the properties known as 39 & 47 W. Genesee Street and the adjacent vacant parcel #L21-23-900-040-00. Ball reviewed an aerial photo of the subject site and surrounding properties, the location of the public alley on the rear south side of the parcel and stated the project has been granted a variance from the Zoning Board of Appeals for the buffer width at the rear south side.

Ball reviewed the exterior building facade design renderings and outstanding items to be addressed during review of the engineering site plan including utilities, corner clearance, visibility of the interior loading/unloading area overhead door on the south side of the building and landscaping buffers. Ball stated the applicants have applied to the ZBA for a variance to the landscaping requirements for the side and rear buffer zones and that all waste will be collected internally eliminating the need for a dumpster.

Ball reviewed the outstanding staff comments from the Assessing, Public Works, Public Safety and Engineering departments as well as the Standards for Approval of Site Plans in Section 7-18.04. Discussion was held on utility locations, maneuvering area in the rear alley for deliveries and loading, the number of parking spaces proposed which is based on the number of employees for marijuana grow facility operations and the existing residential homes south of the site. Discussion was also held on landscaping required to be relocated out of the corner clearance area, the design of the building exterior, the fact no signage is currently proposed, security, site lighting and hours of operation.

General discussion was held on options available to ensure site plans are implemented as approved by the Planning Commission and to require that any requested variances from the Zoning Board of Appeals be identified at the time of site plan submittal.

050 2021 10-14 Site Plan Approval – SEMI Grown, LLC – 39 & 47 W. Genesee

Motion by Kelly. Seconded by Roberts.

To approve the site plan received from Semi Grown, LLC; Christine Stesney-Ridenour for the construction of a Marijuana Grow Facility located at 39 & 47 W. Genesee St. contingent upon:

- Receiving a variance from Section 7-15.02(F) side lot line wall/berm requirements and a variance from rear lot line wall/berm and plant material requirements.
- Completing combination of the three parcels that make up the site (L21-23-700-040-00, L21-23-800-040-00 & L21-23-900-040-00) and receive approval for a new address.
- Addressing all remaining staff comments during the engineering plan review phase.

Ayes: Commissioners Kelly, Kerbyson, Pattison, Johnson, Shenck and Roberts.

Nays: None.

Absent: Commissioners RaCosta, Marquardt and Bostick-Tullius.

MOTION CARRIED.

OTHER BUSINESS

November Meeting Date Change

After discussion on the need to change the date of the November Planning Commission meeting due to the Veteran's Day holiday and member availability, it was the consensus to hold the meeting on Thursday, November 18th at 6:30 p.m.

Zoning Ordinance Update

Habben continued the process of reviewing various updates to the Zoning Ordinance due to changes identified during the Master Plan update as well as other changes required in order to bring the ordinance current and increase administration efficiency. Habben reviewed and discussion was held on the following articles and topics with the commission for suggested amendments or keeping the current ordinance language:

Article 15 - General Site Development Requirements

- Landscaping
 - Duties and authority of the City Arborist
 - Tree replacement incentive and calculation
 - Greenbelt planting ratio
 - Buffer zone requirement to permit a wall or privacy fence
 - Buffer zone plant material ratio
 - Detention/retention pond landscaping
 - Prohibited tree species list modifications
 - Exterior site lighting

Commissioner Kerbyson left the meeting at 7:30 p.m.

TRAINING REPORT

Habben reminded the Planning Commission members they are invited to attend the training session scheduled to be held at the October 25th Zoning Board of Appeals meeting.

COMMISSIONER COMMENTS

There were no additional comments from the commissioners.

ADJOURNMENT

Motion by Kelly. Seconded by Shenck.
Adjourn the meeting at 7:52 p.m.

MOTION CARRIED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary