

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
JUNE 10, 2021**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, June 10, 2021 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

**Members Present:** Chairperson Jennell RaCosta, Vice Chairman Austin Kelly, Commissioners Catherine Bostick-Tullius, Marty Johnson, Jeff Pattison, Dale Kerbyson and Anne Shenck.

**Members Absent:** Commissioner Debbie Marquardt and Doug Roberts.

**Also Present:** Caitlyn Habben, Rowe Professional Services Company Planning Consultant, and Kimberly Hodge, Recording Secretary

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

**028      2021 06-10      Minutes**

Motion by Kerbyson. Seconded by Bostick-Tullius.

Approve the minutes of the regular meeting held on May 13, 2021 as presented.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

**029      2021 06-10      Agenda Amendment**

Motion by Bostick-Tullius. Seconded by Kelly.

Approve amending the meeting agenda to add Item F.2 TSC Metal Roof.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARINGS SCHEDULED**

**Animal Crematorium Text Amendment**

Ms. Habben reviewed the proposed text amendments to Sections 7-08.02 Schedule of Uses, 7-13.04 Retail Uses, 7-16.02 Number of Parking Spaces Required, and 7-24.03 Definitions allowing Animal Crematoriums by Special Land Use in the I-2 Planned Industrial district. Ms. Habben reviewed the various use requirements for animal crematoriums including screening, storage, disposal, air emission and odor control requirements, permits, certifications and waste removal.

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

There being no comments, the public hearing was closed.

Ms. Habben reviewed the approval standards required for the text amendment.

**030      2021 06-10      Animal Crematorium Text Amendment**

Moved by Bostick-Tullius. Seconded by Shenck.

To recommend the City Commission approve the text amendments regarding regulation of an animal crematorium due to the amendments meeting Standards 4 and 5 in Section 7-23.06.A.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

**Rezoning – Zock – 35 S. Court, 130 Howard & Vacant Parcel #L21-24-700-040-00**

Ms. Habben reviewed the request from Derrick Zock to rezone properties known as 35 S. Court, 130 Howard and vacant parcel #L21-24-700-040-00 from B-2 General Business to I-1 Industrial including the standards for approval, aerial photos of the subject parcels and surrounding areas, the Zoning and Future Land Use maps of the area and stated the parcels are located in the Mixed-Use district. Ms. Habben reported the applicant has indicated he plans to utilize the parcels for a marijuana grow facility and reviewed the existing uses to the north, west, south and east, buffer requirements and the intent of the mixed-use district.

Chairperson RaCosta opened the public hearing at 6:41 p.m.

Cindy McSparin, owner of Lapeer Gallery & Frame at 108 Howard St., stated her property is immediately east of the property to be rezoned, that she has no objection to the zoning change, described issues she has had with access to the alley between her property and the provisioning center located at 111 W. Genesee and stated she would like to make sure there is no issues with garbage truck access, fire lane access and snow storage.

Mr. Derrick Zock was present and stated he owns two other businesses in the City, that he understands Ms. McSparin's concerns, that he intends to abide by all the rules and he is available if any of the neighbors have concerns.

There being no further comments, the public hearing was closed at 6:44 p.m.

Discussion was held on the potential additional grow facility development on W. Genesee near the subject site and ensuring there are no traffic and/or loading issues during the site plan review process.

**031      2021 06-10      Rezoning 35 S. Court, 130 Howard, Vacant #L21-24- 700-040-00**

Moved by Kelly. Seconded by Bostick-Tullius.

To recommend the City Commission approve the request from Derrick Zock to rezone 35 S. Court Street, 130 Howard Street and vacant parcel #21-24-700-040-00 from B-2 General Business to I-1 Industrial due the request meeting Section 7-23.06(b) Standard 1.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

## **SITE PLAN REVIEWS**

### **Devonshire Place Condominiums**

Ms. Habben reviewed the site plan amendment submitted for the Devonshire Condominium development along Devonshire Drive to construct single family conventional detached condos rather than duplex units including an error in the originally submitted site plan in February showing a 25 foot front yard setback on the parcels located on the east side of the development and the revised plan submitted on May 13, 2021 reflecting a corrected 20 foot front yard setback on the east side of Devonshire Drive. Ms. Habben reported the developer will construct sidewalk in front of the new homes to be constructed on the west side of Devonshire Drive similar to the existing homes and reviewed the outstanding issues with the site plan.

#### **032 2021 06-10 Devonshire Place Condominiums – Site Plan Amendment**

Moved by Kerbyson. Seconded by Pattison.

To approve the amendment to the Devonshire Place Condominium site plan located along Devonshire Drive contingent upon addressing all outstanding staff comments noted in the March 4, 2021 review letter without requiring additional sidewalk on the east side of the road.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

## **OTHER BUSINESS**

### **Site Plan Approval Extension – MMMP – 3100 John Conley Drive South**

Ms. Habben reported applicants for the MMMP project at 3100 John Conley Drive South requested a one year extension to their site plan approval and the project is expected to commence construction in the next year. Discussion was held on construction timeline requirements for parcels in the Lapeer Industrial and Research Park.

#### **033 2021 06-10 Site Plan Approval Extension – MMMP – John Conley Dr. South**

Moved by Bostick-Tullius. Seconded by Kerbyson.

Approve a site plan approval extension for MMMP located at 3100 John Conley Drive South because the project is likely to commence construction within the extended period to June 11, 2022.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

**Metal Roof – Tractor Supply Company – 1203 Imlay City Rd.**

Ms. Habben reviewed the request from Tractor Supply Company to install a metal roof on part of a small addition to the west side of their building located at 1203 Imlay City Road. Discussion was held on the location and plan for the addition to cover a greenhouse area with drive-through pick up, roof color, similar metal roofs in the area and plans for water run-off.

**034 2021 06-10 Metal Roof – Tractor Supply Co. – 1203 Imlay City Rd.**

Moved by Bostick-Tullius. Seconded by Kelly.

To approve installation of a metal roof as part of the addition to Tractor Supply Company located at 1203 Imlay City Road.

**Ayes:** Commissioners RaCosta, Kelly, Bostick-Tullius, Johnson, Pattison, Shenck and Kerbyson.

**Nays:** None.

**Absent:** Commissioner Marquardt and Roberts.

**MOTION CARRIED.**

Ms. Habben informed the commission she is compiling and expects to present several amendments to update the Zoning Ordinance in Fall of this year.

**TRAINING REPORT**

**Adaptive Reuse in the Downtown**

Ms. Habben conducted a training session on Adaptive Reuse in the Downtown. The session contained information on:

- What is adaptive reuse and the three types of sites for reuse including Greyfield, Brownfield and Historical;
- Common types of uses;
- New challenges;
- Vacant structure issues;
- Addressing blight;
- Protecting public safety;
- Long-term impacts of vacant structures;
- Practical solutions;
- New normal practices to keep;
- Social districts; and
- Organizations supporting adaptive reuse such as Michigan Main Street and the Michigan Downtown Association.

**COMMISSIONER COMMENTS**

There were no comments from the Commissioners.

**ADJOURNMENT**

Motion by Kelly. Seconded by Shenck.  
Adjourn the meeting at 7:43 p.m.  
**MOTION CARRIED.**

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Commissioner Jeff Pattison  
Secretary

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Kimberly Hodge  
Recording Secretary