

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
DECEMBER 8, 2022**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, December 8, 2022 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: Jeff Pattison.

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

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

MINUTES

111 2022 12-8 Meeting Minutes

Motion by Bostick-Tullius. Seconded by Kelly.

Approve the minutes of the regular meeting held on November 10, 2022 as presented.

Ayes: Commissioners Roberts, Kelly, Kerbyson, Marquardt, Johnson, Shenck, Bostick-Tullius and RaCosta.

Nays: None.

Absent: Pattison.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Popeyes – 1040 S. Lapeer Rd. – Site Plan Approval Extension

Consultant Habben briefly reviewed the approved site plan for the Popeyes development located at 1040 S. Lapeer Road and the current status of completing the required amendments to the site plan. Habben reported the developer has been working with MDOT on relocating the entrance drive on from S. Lapeer Road including constructing a shared access drive with properties to the north.

112 2022 12-8 Popeyes – 1040 S. Lapeer – Site Plan Extension

Motion by Kelly. Seconded by Marquardt.

To extend the site plan approval for the proposed Popeyes development at 1040 S. Lapeer Road to January 13, 2024 based on the project being likely to commence construction in 2023.

Ayes: Commissioners Roberts, Kelly, Kerbyson, Marquardt, Johnson, Shenck, Bostick-Tullius and RaCosta.

Nays: None.

Absent: Pattison.

MOTION CARRIED.

Master Plan Amendment – S. Lapeer Road

Consultant Habben reviewed the main objectives and observations discussed at the last meeting to focus on during the Master Plan amendment for the M-24 Annexation by Choice area which included:

- Allowing the parcels already zoned B-2 General Business to remain B-2 General Business;
- Consider Multiple-Family zoning districts along Baldwin Road as an appropriate transition from single-family to commercial areas;
- Minimize impact to Cliff Drive and the existing single-family residential homes;
- Future land uses changes will not typically impact current property owners; and
- Rezoning requests are typically initiated by a property owner.

Habben reviewed the following three scenarios for Master Plan amendments for the S. Lapeer Road Annexation by Choice area from Tower Drive to Turrill Road between Baldwin Road and Cliff Drive.

Scenario 1 – Showing the entire area planned for Commercial–Local Business with the exception of the parcels already zoned B-2 General Business. Discussion was held regarding the existing uses in the area.

Scenario 2 – Showing a mix of Multiple-Family Residential along Baldwin Road, Medium Density Single-Family Residential on Cliff Drive and Commercial–Local Business along S. Lapeer Road. Discussion was held on avoiding split-zoned parcels, access to Cliff Drive from developments fronting S. Lapeer Road, the Lapeer County Road Commission’s jurisdiction of Cliff Drive and the current Lapeer Township R-1B Single-Family Residential zoning designation of parcels still located in the Township which permits office uses.

Scenario 3 – Showing Multiple-Family Residential along Baldwin Road, Commercial–Local Business on S. Lapeer Road and Cliff Drive and additional parcels at the northern end of the area as Commercial-General Business. Discussion was held on uses permitted in the Commercial-Local Business corresponding B-1 Neighborhood Business district which does not include restaurants or automotive related uses.

113 2022 12-8 Master Plan Amendment – Scenario 3 Selection

Motion by Bostick-Tullius. Seconded by Shenck.

To select Scenario 3 as the preferred scenario for the Master Plan amendment for the Annexation by Choice Area along S. Lapeer Road.

Ayes: Commissioners Roberts, Kerbyson, Marquardt, Johnson, Shenck, Bostick-Tullius and RaCosta.

Nays: Commissioner Kelly.

Absent: Pattison.

MOTION CARRIED.

Consultant Habben also reviewed the proposed language for the Commercial-Local Business Master Plan designation description and design standards.

Consultant Habben reviewed three areas in the City currently zoned B-1 Neighborhood Business located at the northeast corner of Millville/Davison and currently occupied by Warren Systems, the Lapeer County, 911, City Public Safety and National Guard facility parcels on W. Genesee and the Rite Aid parcel at the northeast corner of W. Genesee/N. Main. After discussion it was the consensus of the commission to re-designate the area located at the northeast corner of Millville/Davison as Commercial-Local Business and for the County, City and National Guard parcels on W. Genesee to remain designated as Institutional on the Master Plan Future Land Use Map.

Discussion was held on the current Commercial-General Business Future Land Use Map designation of the Rite Aid parcel located at the northeast corner of W. Genesee/N. Main and re-designating the parcel to either Commercial-Local Business or Planned Unit Development. Discussion was held on the current PUD designation and unknown future uses for the former White Jr. High and Perkins greenhouse properties and the flexibility of development provided by the PUD designation.

114 2022 12-8 NE Corner W. Genesee/N. Main (Rite-Aid) - PUD Master Plan Designation

Motion by Bostick-Tullius. Seconded by RaCosta.

To designate the parcel located at the northeast corner of W. Genesee/N. Main currently occupied by Rite Aid as Planned Unit Development on the Master Plan Future Land Use Map.

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

Nays: Commissioner Marquardt.

Absent: Pattison.

MOTION CARRIED.

Consultant Habben reported the next steps are to prepare a pre-public hearing draft of the proposed Master Plan amendments for review at the January meeting, begin the 42-day review period and hold a public hearing on the amendments at the March meeting.

CORRESPONDENCE

The Development Activities Report was as submitted.

TRAINING REPORT

There was not a training report.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

ADJOURNMENT

Motion by Shenck. Seconded by Kerbyson

Adjourn the meeting at 7:37 p.m.

MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary