

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
FEBRUARY 10, 2022**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, February 10, 2022 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: None.

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.

MINUTES

067 2022 2-10 Minutes

Motion by Bostick-Tullius. Seconded by Kelly.

Approve the minutes of the regular meeting held on January 13, 2022 as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

Rezoning – Lapeer Commons – Revised PUD Conceptual Plan

Planning Consultant Habben reviewed the request form Hakaw Enterprises, LLC and ROC Wash Holdings, LLC to revise the concept plan for the Lapeer Commons Planned Unit Development (PUD) on S. Lapeer Road. Habben stated the PUD zoning designation will remain and the concept plan for development of the site will be updated. Habben reviewed the approval standards for rezoning, an aerial photo of the subject site and surrounding area and uses and the revised conceptual plan showing Belle Tire, a proposed car wash and an additional retail building along S. Lapeer Road and medical offices along the west side of the property. Habben reviewed the zoning and uses surrounding the subject site and the Master Plan future land use map showing the area as planned for Commercial – General Business.

Habben reviewed her analysis of the request and the findings of fact as related to the approval standards. Discussion was held on the landscaping buffer zone requirements for the properties to the west along Baldwin Road.

Chairperson RaCosta opened the public hearing at 6:38 p.m.

There being no comments, the public hearing was closed.

068 2022 2-10 Lapeer Commons – S. Lapeer Rd. – Revised PUD Concept Plan

Motion by Kerbyson. Seconded by Shenck.

To recommend City Commission approval of the Planned Unit Development rezoning request from ROC Wash Holdings and HAKAW Enterprises, LLC updating the concept plan for Lapeer Commons because it meets Standard 1 of Sec. 7.23.06.(b).

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

Nays: None.

Absent: None.

MOTION CARRIED.

SITE PLAN REVIEWS

Tommy's Express Car Wash – S. Lapeer Rd. – Lapeer Commons

Habben reviewed the site plan received from ROC Wash Holdings, LLC to construct a Tommy's Express automated car wash facility on the S. Lapeer Road Lapeer Commons development south of Belle Tire. Habben reviewed an aerial photo of the site, the traffic flow and location of vacuum stations on the site plan. Habben also reviewed the exterior building materials and color scheme and outstanding comments to be addressed including the location of the vacuum stations, exterior building colors, overhead doors, landscaping and exterior lighting.

Discussion was held on the photometric plan and remaining staff comments from the Assessing, DPW and Fire departments to be addressed during engineering plan review. Habben reviewed the standards for approval of the site plan and stated any variances to be requested need to be identified at this time. Discussion was held on the amount of red colored materials on the proposed building. The applicant's representative Bruce Zienstra of Holland Engineering distributed a revised façade design with less red colored materials for the commission's review.

Patrick Waligore, 1095 Baldwin Road, was present and stated that relocating the vacuum stations next to the building would help with the noise to the surrounding area.

It was the consensus of the Planning Commission to allow a color scheme similar to the revised plan distributed with less red colored materials as an accent color to be verified administratively and to allow the overhead door to face S. Lapeer Road. Mr. Zienstra stated the vacuum stations will be relocated and the exterior lighting plan will be modified to meet zoning requirements.

069 2022 2-10 Site Plan - Tommy's Express Car Wash – S. Lapeer Rd.

Motion by Kelly. Seconded by Marquardt.

To approve the site plan received from ROC Wash Holdings to construct a Tommy's Express automatic carwash located on S. Lapeer Road contingent upon:

- Addressing all remaining staff comments during the engineering plan review phase.

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

Nays: None.

Absent: None.

MOTION CARRIED.

Deeche Buds – Marihuana Grow/Processing Facility – 35 S. Court / 130 Howard

Habben reviewed the site plan received from Derrick Zock for construction of Deeche Buds, a marihuana grow and processing facility at 35 S. Court Street and 130 Howard Street stating the project consists of a 6,800 sq. ft. addition to the existing building on the site. Habben reviewed an aerial photo of the site and surrounding area and uses, the exterior elevation design of the proposed addition and the proposed landscaping plan. Habben reviewed several outstanding items on the site plan to be addressed in order to comply with City ordinance requirements including the legal description, property lines, exterior building appearance and materials, lighting, mechanical equipment, odor control and landscaping. Habben also reviewed the standards for site plan approval, recent landscaping variances received and several remaining staff comments from the Assessing, DPW, Engineering and Fire departments to be addressed.

Discussion was held on the exterior building materials proposed for the addition which to not match the existing building, the proposed metal roof which will not match the existing building's roof material and the requirement for a minimum of 51% of the addition exterior to be of improved materials as required by the zoning ordinance. Discussion was also held on the significant number of outstanding issues with the site plan as currently submitted, the condition of the existing building on the site and that no improvements to the existing building on the site are being proposed.

The application's representative Ian Foss, 1520 Lake Metamora Dr., Metamora, summarized the type of exterior building material being proposed.

Additional discussion was held on the overall aesthetics of the building, the two different roof materials proposed, the number of outstanding staff items to be addressed and the ordinance language allowing the City to require upgrades to the existing building to provide a cohesive appearance for the existing building and proposed addition.

070 2022 2-10 Site Plan Postponement – Deeche Buds 35 S. Court St.

Motion by Shenck. Seconded by Roberts.

To postpone consideration of the site plan received from Derrick Zock for the Deeche Buds building addition project at 35 S. Court/130 Howard in order for the applicant to address the various outstanding issues with the plan.

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

Nays: None.

Absent: None.

MOTION CARRIED.

TRAINING REPORT

Habben reminded the members of the joint meeting scheduled with the City Commission, Planning Commission, Downtown Development Authority and the Zoning Board of Appeals at 6:30 p.m. on February 21st to be held at the American Legion and reviewed various training and topics planned for discussion.

COMMISSIONER COMMENTS

Commissioner Shenck commented the presentation at a recent City Commission meeting by MEDC representatives regarding redevelopment of the former White Jr. High school site was very informative.

ADJOURNMENT

Motion by Kelly.

Adjourn the meeting at 7:26 p.m.

MEETING ADJOURNED

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary