

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

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, March 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, Doug Roberts, Catherine Bostick-Tullius and Anne Shenck.

Members Absent: Commissioner Marty Johnson.

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

071 2022 3-10 Minutes

Motion by Kerbyson. Seconded by Kelly.

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

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

Nays: None.

Absent: Commissioner Johnson.

MOTION CARRIED.

PUBLIC COMMENTS

Clare Longoria, S. Lapeer Rd. property owner, was present and addressed the commission on her opposition of the drive-thru restaurant restriction on S. Lapeer Road between Tower Drive and Turrill Road. Longoria requested the Planning Commission to reconsider and remove the restriction.

PUBLIC HEARING SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

2022-2028 Capital Improvement Program

Dale Kerbyson, City Manager, reviewed the proposed 2022-2028 Capital Improvement Program and 2022-2023 expenditures scheduled for the Buildings & Land, Public Safety, Parks & Recreation, Cemetery, Water, Wastewater Treatment, Local Streets, Major Streets, Sidewalks and Equipment funding categories.

Kerbyson highlighted the following items/projects included in the program:

- Wastewater Treatment Plant Oxidation Ditch Rotor, SCADA System Upgrades & Asphalt Replacement;
- Oregon Street Improvement;
- Rotary Park Dog Park Pavilion;
- Center for the Arts Building Improvements;
- Parking Lot #5 Improvements;
- Ball Field Replacement in Annrook, Rowden & Audubon parks;
- Parks Garage Roof Replacement;
- Monroe Street Bridge Preventative Maintenance;
- Community Center Pool Maintenance & Gym Wall Pad Replacement;
- Cramton Park M-24 Pedestrian Connection & Restroom Improvements;
- Public Safety Building Ceiling Tile Replacement & Parking Lot Repair/Expansion;
- Perkins Park Playground & Pavilion Replacement;
- Infrastructure & Continuing Initiatives; and
- Various Vehicle and Equipment Purchases.

Discussion was held on various items and proposed projects, the deteriorating condition of roads in Mt. Hope Cemetery and funding sources for local and major street projects.

072 2022 3-10 Cemetery Road Replacement Budget Year Amendment

Motion by Bostick-Tullius. Seconded by Roberts.

To amend the budget funding year for the Cemetery Road Repair Project #20030 from Fiscal Year 2024-25 to Fiscal Year 2023-24.

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

Nays: None.

Absent: Commissioner Johnson.

MOTION CARRIED.

073 2022 3-10 2022-2028 CIP Approval

Motion by Kelly. Seconded by Bostick-Tullius.

To adopt the 2022-2028 Capital Improvement Program as amended.

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

Nays: Commissioner Marquardt.

Absent: Commissioner Johnson.

MOTION CARRIED.

Joint Meeting Feedback

Discussion was held among the commissioners on the joint meeting recently held with members of the Planning Commission, City Commission, Zoning Board of Appeals and Downtown Development Authority. Discussion was held on the various topics covered, ways to improve the meeting, reducing the number of attendees, holding the meeting in a smaller venue and increasing the number of joint meetings held per year. Additional discussion was held on improving the distribution process of community surveys, the roles and responsibilities of the various City boards and commissions, discussion on the drive-through restaurant restriction topic and the possibility of including the TIFA boards at the next joint meeting.

Zoning Ordinance Update

Planning Consultant Habben continued her review of various proposed updates and amendments to Article 7 Central Business District section of the Zoning Ordinance including:

- Removal of the CBD-2 district reference;
- Adding new terms and appropriate districts for indoor entertainment uses such as bar-cades and video game lounges;
- Rooftop use;
- The potential to permit 1st floor residential uses;
- Relocating the natural features setback footnote to the General Provisions section; and
- Adding specific design standards for building facades along Nepessing Street.

Discussion was held on the possibility of allowing residential uses on the 1st floor of buildings in the CBD district including requiring a certain percentage split and maximum area of the business and residential uses, requiring a minimum dwelling size, parking and researching other community regulations on the use. After discussion, it was the consensus of the members not to allow residential uses on the first floor of buildings in the CBD district at this time.

Discussion was also held on researching other communities regulations permitting rooftop uses, current ordinance language on maximum building height in the CBD district, building façade material standards, the need to research language on balconies, grant funding opportunities for downtown building improvements and the downtown area limits to consider enacting building façade requirements. After discussion, it was the consensus of the members to increase the permitted maximum building height from 35 ft. to 40 ft. without requiring a waiver from the Planning Commission, to move the natural features setback footnote to the General Provisions and to further research enacting historical design standards for building facades in the CBD district.

TRAINING REPORT

Habben reviewed topics to be covered in upcoming Rowe PSC Community Education Series training sessions on April 19th.

ADJOURNMENT

Motion by Kelly. Seconded by Shenck.
Adjourn the meeting at 9:05 p.m.

MEETING ADJOURNED

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary