

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 9, 2022**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, June 9, 2022 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chairperson Jennell RaCosta, and Commissioners Jeff Pattison, Debbie Marquardt, Catherine Bostick-Tullius, Marty Johnson and Anne Shenck (arrived at 6:40 p.m.)

Members Absent: Vice Chairman Austin Kelly and Commissioners Dale Kerbyson and Doug Roberts.

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

Chairperson RaCosta called the meeting to order at 6:34 p.m.

MINUTES

084 2022 6-9 Regular Meeting Minutes

Motion by Bostick-Tullius. Seconded by Pattison.

Approve the minutes of the regular meeting held on May 12, 2022 as presented.

Ayes: Commissioners RaCosta, Marquardt, Pattison, Bostick-Tullius and Johnson.

Nays: None.

Absent: Commissioners Kelly, Kerbyson, Roberts and Shenck.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

Woodchips Mixed-Use Building – NE Corner of W. Nepessing St. & Mason St.

Consultant Ball reviewed the site plan received from Patrick Hingst for construction of the Woodchips Mixed-Use building consisting of a new 3-story, 17,584 square foot building on Parcel #L20-10-900-040-00 which is the vacant lot at the northeast corner of W. Nepessing Street and Mason Street immediately east of Chef G's at 450 W. Nepessing Street. Ball reviewed photos of the vacant lot, architectural renderings and elevation drawings of the proposed building from each direction and stated the balconies and awnings on the west and south walls as designed project into the City right-of-way. Ball reviewed the proposed floor plan which shows the first floor as retail and a catering prep kitchen, the second floor as office flex space and the third floor as 4 residential units.

Commissioner Shenck arrived at 6:40 p.m.

Consultant Ball also reviewed Section 7-7.03 which requires the Planning Commission to make a finding that the height of the structure will not be detrimental to the light, air or privacy of any other structure or use currently existing, outstanding issues with the DPW, Fire and Engineering departments to be addressed, the scale of the building wall adjacent to Chef G's, the recessed area in front of the Chef G's building and the required standards for approval of the site plan.

Discussion was held on setback and screening buffer requirements from Mason Street and the north property line, the need to clarify the B-2 zoning of the City-owned parking lots north of the site and location of the water service line. Discussion was also held on the front setback of the Chef G's building in relation to the other buildings along Nepessing Street, visibility of Chef G's for both eastbound and westbound traffic, that installation of a monument sign is permitted for Chef G's if requested and the easement required to be approved by the City for the right-of-way projections.

085 2022 6-9 Woodchips Mixed-Use Bldg. – Site Plan Approval

Motion by Pattison. Seconded by Bostick-Tullius.

To approve the site plan from Patrick Hingst for construction of the Woodchips 3-Story Mixed-Use Building on the vacant lot at the northeast corner of Nepessing and Mason Streets (Parcel #L20-10-900-040-00) due to it being determined that the height of the structure will not be detrimental to the light, air or privacy of any other structure or use currently existing and the plan meets all standards in Section 7-18.04 contingent upon:

- Securing easements for right-of-way encroachments, sidewalk, and sanitary sewer per staff comments.
- Addressing all other outstanding staff comments.

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

Nays: None.

Absent: Commissioners Kelly, Kerbyson and Roberts.

MOTION CARRIED.

OTHER BUSINESS

Farley Building – DeMille Blvd. – Site Plan Extension

Consultant Ball reviewed the request from Farley Investments to extend site plan approval for construction of a mixed-use commercial/office building on DeMille Boulevard approved April 8, 2021 for one year due to plans to proceed with the project.

086 2022 6-9 Farley Building – DeMille Blvd. – Site Plan Approval Extension

Motion by Bostick-Tullius. Seconded by Shenck.

To approve a site plan approval extension to April 8, 2023 for the Farley Building located on vacant property along DeMille Blvd. because the project is likely to commence construction within the extended time period.

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

Nays: None.

Absent: Commissioners Kelly, Kerbyson and Roberts.

MOTION CARRIED.

Security Credit Union – 1073 S. Main – Site Plan Extension

Consultant Ball reviewed the request from Security Credit Union to extend the site plan approval for construction of a new credit union at 1073 S. Main Street which was approved on July 8, 2021 for one year due to their intention to proceed with the project in Spring 2023.

087 2022 6-9 Security Credit Union – 1073 S. Main – Site Plan Approval Extension

Motion by Pattison. Seconded by Bostick-Tullius.

To approve a site plan approval extension to July 8, 2023 for the Security Credit Union to be located at 1073 S. Main St. (M-24) because the project is likely to commence construction within the extended time period.

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

Nays: None.

Absent: Commissioners Kelly, Kerbyson and Roberts.

MOTION CARRIED.

Zoning Ordinance Update

Consultant Ball continued review of and discussion was held on various proposed updates to the Zoning Ordinance in Section 7.17 Signs including non-commercial message signs, content neutrality of temporary signs, regulating temporary signs in residential and commercial areas separately, real estate signs, murals, artwork, flags and flag poles and feather flag/banner sign. Ball also reviewed updates to define thoroughfares as arterial and collector streets for electronic message board signs, graphic examples, allowing inspection by the City Building Official and the Zoning Board of Appeals process.

After discussion on murals it was the consensus of the commission not to regulate murals or place additional restrictions on flags and flag poles. Discussion was also held on whether to prohibit temporary feather flag/banner signs with the consensus being to research the number of permits issued by the Building Department in the last few years for the feather flag/banner signs in order to consider the issue further at a future meeting.

CORRESPONDENCE

Consultant Ball stated the Development Activities Report is as submitted.

TRAINING REPORT

Consultant Ball reviewed an upcoming Michigan Association of Planning Housing Summit virtual training opportunity on June 15th.

COMMISSIONER COMMENTS

Commissioner Bostick-Tullius requested to have copies of the current Zoning Ordinance available for the commissioners at future meetings.

Commissioner Pattison requested an update on the RRC training requirement status for each commissioner.

ADJOURNMENT

Motion by RaCosta.
Adjourn the meeting at 7:45 p.m.
MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary