

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
FEBRUARY 9, 2023**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, February 9, 2023 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: Debbie Marquardt, Dale Kerbyson and Doug Roberts.

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

Chairperson RaCosta called the meeting to order at 6:31 p.m.

Agenda Amendment

121 2023 2-9 Agenda Amendment

Motion by Kelly. Seconded by Bostick-Tullius.

To amend the February 9, 2023 meeting agenda to add Item G.2 Master Plan Update.

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

Nays: None.

Absent: Commissioners Marquardt, Kerbyson and Roberts.

MOTION CARRIED.

AGENDA APPROVAL

122 2023 2-9 Agenda Approval

Motion by Kelly. Seconded by Pattison.

To approve the agenda for the February 9, 2023 meeting as amended.

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

Nays: None.

Absent: Commissioners Marquardt, Kerbyson and Roberts.

MOTION CARRIED.

MINUTES

123 2023 2-9 Meeting Minutes

Motion by Kelly. Seconded by Bostick-Tullius.

Approve the minutes of the regular meeting held on January 12, 2023 as presented.

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

Nays: None.

Absent: Commissioners Marquardt, Kerbyson and Roberts.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

Blain's Farm & Fleet – SE Corner of Turrill Rd./S. Lapeer Rd.

Planning Consultant Habben reviewed the site plan received for construction of a new 105,990 sq. ft. Blain's Farm & Fleet retail establishment with a drive-up pick-up area and auto service center on a vacant parcel located at the southeast corner of Turrill Road and S. Lapeer Road (M-24) north of the westbound I-69 exit ramp. Habben reviewed aerial photos of the subject site and surrounding area and uses and the proposed building exterior façade which received variances from the Zoning Board of Appeals in January. Habben also reviewed the two access drives off Turrill Road consisting of a common access drive to serve both the Blain's development and the proposed out lots for future development along S. Lapeer Road and a second access drive to line up with Cliff Drive and reported no access drives will be constructed on S. Lapeer Road.

Habben reviewed various features of the plan including the detention pond located at the southeast corner of the site which will be designed to serve the entire development, the Lapeer County Road Commission's jurisdictional control of Turrill Road and the landscaping plan. Habben reported a traffic impact study is being conducted and the applicant is working to obtain required permit approvals from the Lapeer County Drain Commission on the detention pond and Michigan EGLE for relocation of the existing water line. Habben reviewed the site plan standards for approval and summarized outstanding items to be addressed on the plan including the traffic impact study, access drive spacing, pedestrian access and walkways, additional landscaping details, parking lot light pole height and remaining staff comments from the Planning, Assessing, DPW and Engineering departments.

Habben reviewed the City's Non-Motorized Plan showing future off-road trails on the north side of Turrill Road and along the river on the east side of the subject site, existing sidewalk along S. Lapeer Road which ends on the north side of Turrill Road. Discussion was held on the fact the Blain's site has no frontage on S. Lapeer Road, potential locations for sidewalk along Turrill Road and internal pedestrian walkways, the solar farm located on the north side of Turrill Road, the light pole height and photometric plan and utility connection locations.

Justin Longstreth, project engineer with Moore & Bruggink, stated the public utilities are located along Turrill Road which will be accessed to serve the entire development.

Brian Najor, property owner, stated he wants the development to be pedestrian friendly, that the northwest corner of the development should be the connection point to the existing sidewalks along S. Lapeer Road north of Turrill Road and that he does not want a sidewalk to nowhere on Turrill Road along the Blain's site.

Further discussion was held regarding pedestrian maneuverability, light pole height and the photometric plan which is compliant with all ordinances requiring downward facing and shielded fixtures.

It was the consensus of the commission to address the pedestrian maneuverability for the entire development when the corner lot is developed.

It was also the consensus of the commission to permit the 24 ft. high light poles as submitted.

124 2023 2-9 Blain's Farm & Fleet – Site Plan Approval

Motion by Kelly. Seconded by Shenck.

To approve the site plan received from Blain's Farm and Fleet for a proposed retail establishment to be constructed on Parcels #L20-98-017-026-00 and #L20-98-017-026-10 because it meets all standards in Section 7-18.04 contingent upon addressing all remaining staff comments during the engineering plan review phase.

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

Nays: None.

Absent: Commissioners Marquardt, Kerbyson and Roberts.

MOTION CARRIED.

OTHER BUSINESS

Alternative Odor Control System – SDRK Group, LLC – 207 S. Saginaw

Consultant Habben reviewed the request from SDRK Group, LLC to install an alternative system to control odor at their marihuana grow facility located at 207 S. Saginaw Street pursuant to Section 7-13.12(J)(1) of the Zoning Ordinance. Habben reported the specifications of the alternative system being proposed have been reviewed by the City's Building Official who has determined the system will control odor as well or better than the required activated carbon filtration system.

Discussion was held on existing odor issues with marihuana facilities in the S. Court Street area and the process for enforcing marihuana facility odor control nuisance violations.

125 2023 2-9 Alternative Odor Control – SDRK Group – 207 S. Saginaw

Motion by Kelly. Seconded by Pattison.

To approve the provided alternative odor control system for three buildings to operated by SDRK Group LLC located at 207 S. Saginaw as shown on the submitted plans, because the alternative system controls odor as well or better than the active carbon filtration system noted in Section 7-13.12(J).

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

Nays: None.

Absent: Commissioners Marquardt, Kerbyson and Roberts.

MOTION CARRIED.

Master Plan Update

Consultant Habben updated the Planning Commission on the City Commission's action at the February 6, 2023 meeting to indefinitely table authorization of the public hearing on the proposed Master Plan update amending future land use designations of various locations in the Annexation by Choice area along S. Lapeer Road between Tower Drive and Turrill Road. Discussion was held on options available to request the matter be reconsidered at a future date.

CORRESPONDENCE

The Development Activities Report was as submitted.

TRAINING REPORT

Discussion was held on options for holding a training session on approval standards with the consensus being to hold the training at a future meeting with a light agenda and to consider dividing the training topics into two sessions.

COMMISSIONER COMMENTS

Commissioner Shenck inquired if any events are scheduled for City Manager Kerbyson's retirement and whether any changes are expected to the Planning Consultant position.

Commissioner Johnson commented on the City Commission's action to not authorize the Master Plan update public hearing and his belief that drive-through restaurant development will occur in the Annexation by Choice area eventually and things will change.

Commissioner RaCosta commented on a zoning violation of a trailer being utilized for advertising at H.O.D. located at 200 E. Genesee Street and storage trailers at the Holiday Inn Express located at 927 DeMille Road.

ADJOURNMENT

Motion by Kelly.

Adjourn the meeting at 7:31 p.m.

MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary