

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MAY 11, 2023**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, May 11, 2023 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

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

Members Absent: None.

Also Present: Rowe Professional Services Company Planning Consultant Jason Ball, City Manager Mike Womack (non-voting attendance) and Recording Secretary Kimberly Hodge.

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

AGENDA APPROVAL

135 2023 5-11 Agenda Approval

Motion by Bostick-Tullius. Seconded by Marquardt.

To approve the agenda for the May 11, 2023 meeting.

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

Nays: None.

Absent: None.

MOTION CARRIED.

MINUTES

136 2023 5-11 Meeting Minutes

Motion by Shenck. Seconded by Kelly.

Approve the minutes of the regular meeting held on April 13, 2023 as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

Chair RaCosta welcomed the new City Manager Mike Womack.

PUBLIC HEARING SCHEDULED

Rezoning – Lapeer Holdings LLC – 1245 Imlay City Rd. – B-2 to PUD

Planning Consultant Ball reviewed the request from Dennis Griffin of Lapeer Holdings, LLC and Roger Berent to rezone 1245 Imlay City Road and an adjacent parcel (Parcels #L20-83-408-040-00 & # L20-83-409-040-01) from B-2 General Business to PUD Planned Unit Development. Ball reviewed the PUD rezoning approval process, the conceptual plan for the development, aerial and street level photos of the site, and the Zoning Map and Master Plan designations for the subject site.

Consultant Ball stated separate site plan approval is required, that the conceptual plan shows a total of 83 units consisting of both one-story and two-story apartments, a commercial use and a community plaza. Ball reviewed the approval standards for the rezoning, the PUD references in the Master Plan, the current increased demand for the proposed type of housing in the City and the drop in demand for commercial real estate which reflects a change in conditions relative to the Master Plan. Ball also reviewed the PUD rezoning requirements for the conceptual plan and the missing proposed language for the PUD district. Discussion was held on the number of units proposed, increased traffic, the requirement for the project to complete the site plan review process and the future street connection shown to the adjacent property in Lapeer Township.

Chairperson RaCosta opened the public hearing at 6:44 p.m.

Roger Berent, 6435 Apple Orchard Lane, Rochester Hills, MI, distributed and reviewed a response letter and updated conceptual plan showing 9.9 units per acre and a 20-foot landscaping buffer around the entire site which is consistent with B-2 zoning and the retainage ponds. Berent stated there is a market demand for the proposed type of housing, that the proposal provides for a diverse use of the property, with open space and retention ponds at the front and rear of the site for storm water management. Berent stated the development provides a transitional use from the single-family residential to commercial uses, a surplus of 15 parking spaces above what is required and that the site is located close to downtown accessible by sidewalk. Berent stated that utilizing the 8 acres for business is difficult, that there is no demand for big box, office or business use for the site, that the Master Plan refers to a diversity of uses and that the proposal is a smart and appropriate use of the site.

Dennis Griffin, Lapeer Holdings LLC, stated he also owns the adjacent R-1 Residential zoned property located in Lapeer Township, that the township Master Plan shows the planned use of the property as high-density residential and that the proposal will provide a nice transition.

There being no further comments, the public hearing was closed at 6:55 p.m.

Discussion was held on the demand for housing, the change in conditions, the concept plan requirements, the intention of the PUD district to allow flexibility for development, the parking demand for multiple-family developments, the possibility of requiring EV charging stations, the language in the Master Plan to allow a variety of housing in PUD's, surrounding uses, permitted uses in the B-2 district, the trend to allow multiple-family residential uses in commercial districts and whether amendments to the Master Plan or Future Land Use Map will be necessary.

137 2023 5-11 Rezoning – 1245 Imlay City Rd. – B-2 to PUD

Motion by Kelly. Seconded by Shenck.

To recommend approval of the rezoning request received from the applicant Roger J. Berent and Dennis Griffin of Lapeer Holdings LLC for a rezoning from B-2 General Business to PUD Planned Unit Development of property located at 1245 Imlay City Road consisting of Parcels L20-83-408-040-00 & L20-83-409-040-01 because it meets Standard 1 in Section 7.23.06.B.

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

Nays: None.

Absent: None.

MOTION CARRIED.

SITE PLAN REVIEWS

Carriage Hill Circle – Multiple-Family Residential Units

Consultant Ball reviewed the site plan for phased construction of a 46-unit multiple-family residential development on Carriage Hill Circle including aerial photos of the site and surrounding area, the existing roadway, the exterior design of the proposed units and the landscaping buffer to the south bordering the National Guard Armory. Ball reviewed several outstanding items on the site plan including proposed building elevation colors and materials, site lighting, a required rear yard setback variance from the ZBA, clarification of schematics of the unit square footage, photos of the existing structures in the development, driveway dimensions, anchoring, storage space, overhead door location, landscaping and various utility and engineering items.

Discussion was held on the current Carriage Hill Condo development constructed in 2004 and the ownership and condition of the existing roadway.

Rich VanDever, project engineer with Meridian Land Surveying, was present and reviewed issues with the ownership deed and legal description and stated all utilities are currently installed which limits placement of the buildings, the original 30 ft. rear yard setback at the time of road construction has been amended to 35 ft. and that final asphalt will be placed after construction of Phase 4 due to construction traffic.

The property owner, project engineer and project architect reviewed the proposed building design and exterior materials and colors which will be designed to match the existing building colors and various concerns with the project timing, rising interest rates and the minor items needed to be addressed on the plan.

Discussion was held that the new development will hopefully encourage upgrade of the existing condos, the required rear yard setback variance approval by the ZBA, the timeline for approval, the significant amount of additional information missing from the site plan and water service lead size and gate valves.

138 2023 5-11 Postpone Site Plan Approval for Carriage Hill Circle Development

Motion by Shenck. Seconded by Bostick-Tullius.

To postpone action until the next regular meeting on the site plan submitted by the applicant, Action Companies, LLC, to develop a 46-unit multiple-family development on Carriage Hill Circle, Parcel L20-93-304-040-00 for the applicant to provide additional information related to the concerns of the Planning Department.

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

Nays: None.

Absent: None.

MOTION CARRIED.

OTHER BUSINESS

Murphy Oil USA, Inc. – 579 E. Genesee St. – Site Plan Extension

Consultant Ball reviewed the request for a site plan approval extension of the Murphy Oil USA site redevelopment project at 579 E. Genesee Street stating the applicants have submitted building permit applications to the City Building Department.

139 2023 5-11 Murphy Oil USA – 579 E. Genesee St. – Site Plan Extension

Motion by Kelly. Seconded by Pattison.

To approve the site plan extension requested by Murphy Oil USA, Inc. to redevelop the existing gas station including a 1,400 square foot premanufactured convenience store building and additional gas pumps because the project is likely to commence before the plan expires on May 12, 2024.

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

Nays: None.

Absent: None.

MOTION CARRIED.

CORRESPONDENCE

The Development Activities Report was as submitted.

TRAINING REPORT

Consultant Ball reviewed upcoming training opportunities and conferences.

Discussion was held regarding the member training requirement status and the joint meeting with the City Commission to potentially be scheduled in June.

COMMISSIONER COMMENTS

Commissioner Johnson inquired on the status of the building appearance issue at 111 W. Genesee Street.

Commissioner Roberts commented on his excitement for the new housing developments.

Commissioner Bostick-Tullius commented on the topic of diverse housing needs at the recent Michigan Main Street conference she attended and welcomed the new City Manager.

Commissioner Marquardt commented on the new housing developments and concerns with construction traffic at the Carriage Hill Circle development.

Commissioner Shenck commented it was nice to meet the new City Manager.

Commissioner Pattison commented it is exciting to see the City growing.

Commissioner Kelly commented he likes to see positive growth in the City and welcomed the new City Manager.

City Manager Womack stated the developments are exciting and that he wants to see the community move forward while maintaining the standards for quality growth.

ADJOURNMENT

Motion by Kelly. Supported by Shenck.

Adjourn the meeting at 7:48 p.m.

MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary