

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 8, 2023**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, June 8, 2023 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

Members Present: Chairperson Jennell RaCosta, Vice Chairman Austin Kelly and Commissioners Mike Womack, 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 Lauren Marshall and Recording Secretary Kimberly Hodge.

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

AGENDA APPROVAL

140 2023 6-8 Agenda Approval

Motion by Bostick-Tullius. Seconded by Shenck.

To approve the agenda for the June 8, 2023 meeting.

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

Nays: None.

Absent: None.

MOTION CARRIED.

MINUTES

141 2023 6-8 Meeting Minutes

Motion by Marquardt. Seconded by Kelly.

Approve the minutes of the regular meeting held on May 11, 2023 as presented.

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

Nays: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Woodchips Mixed-Use Building – Nepessing St. – Site Plan Extension

Consultant Marshall reviewed the request for a site plan approval extension of the new Woodchips Mixed-Use building project at the northeast corner of Mason Street & Nepessing Street stating the building is planned for commercial and restaurant uses on the first floor, offices on the second floor and apartments on the third floor. Marshall reported the project architect is currently working on updating and submitting revised plans for review.

142 2023 5-11 Woodchips Mixed-Use Building – Nepessing St. – Site Plan Extension

Motion by Kelly. Seconded by Bostick-Tullius.

To approve the site plan extension requested by Hunter Galbraith of Designhaus Architecture on behalf of Patrick Hingst to construct a new three-story mixed-use building on vacant Parcel #L20-10-900-040-00 located at Lot 80 W. Nepessing Street because the project is likely to commence before the plan expires on June 9, 2024.

Ayes: Commissioners RaCosta, Kelly, Womack, 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 Marshall reviewed upcoming training opportunities and conferences.

Discussion was held on the joint meeting which is anticipated to be scheduled in August and reporting member training attendance to the Planning Department.

COMMISSIONER COMMENTS

Commissioner Shenck inquired on the status of the Carriage Hill Circle multiple-family residential project.

Commissioner Marquardt commented she has received concerns from the current Village West and Carriage Hill residents on the new Carriage Hill Circle project.

Commissioner/City Manager Womack commented on his goal for the City to become more business friendly which may require ordinance and process changes and asked the Planning Commission to be open to considering future amendments.

Commissioner Roberts commented that all City boards and commissions need to be on the same page.

Chairperson RaCosta commented the Planning Commission has guidelines for a reason which can be followed while still being business friendly and open to suggestions.

ADJOURNMENT

Motion by Kelly.

Adjourn the meeting at 6:45 p.m.

MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary