

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JULY 13, 2023**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, July 13, 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 and Doug Roberts.

Members Absent: Catherine-Bostick-Tullius.

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

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

AGENDA APPROVAL

143 2023 7-13 Agenda Approval

Motion by Shenck. Seconded by Marquardt.

To approve the agenda for the July 13, 2023 meeting.

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

MINUTES

144 2023 7-13 Meeting Minutes

Motion by Marquardt. Seconded by Kelly.

Approve the minutes of the regular meeting held on June 8, 2023 as presented.

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

Sunoco Station Addition – 715 S. Main St.

Consultant Ball reviewed the site plan received for a 1,067 sq. ft. addition to the existing Sunoco gas station building at 715 S. Main Street including aerial photos of the existing site and surrounding area, the proposed site plan with additional landscaping and better definition of the parking spaces on the site.

Ball also reviewed outstanding issues to be addressed with the plan including notations and clarifications on lighting, waste receptacles, mechanical equipment and signage. Mr. Ball stated potential waivers for window area requirements, building materials and landscaping requirements may be necessary. Discussion was held on the new zoning ordinance language on building appearance and whether the language also applies to window area and site constraints for installation of additional landscaping.

145 2023 7-13 Sunoco Station – 715 S. Main St. – Window Area

Motion by Kelly. Seconded by Pattison.

To not require the proposed exterior wall addition facing DeMille Road to meet the window area requirements in Section 7-15.01(C)(3) because the proposed addition is compatible with the existing wall materials per Section 7-15.01(B)(3)(b).

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

Discussion was held on whether to consider stucco as an approved quality building material and the durability and application process for stucco.

146 2023 7-13 Sunoco Station – 715 S. Main St. – Building Material

Motion by Kelly. Seconded by Marquardt.

To determine stucco is a quality material eligible to be a predominant building material per Section 7-15.01(D)(2).

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

Discussion was held on limited areas on the site for installation of additional required landscaping, landscaping spacing standards, visibility concerns for vehicles exiting the site onto DeMille, the separate application required for any new signage for the building or site, the landscaping calculation process and the ability of the Planning Commission to approve a waiver to the landscaping requirements.

147 2023 7-13 Sunoco Station – 715 S. Main St. – Landscaping Waiver

Motion by Shenck. Seconded by Kelly.

To grant a 50% exception from the required greenbelt landscaping in Section 7-15.02(E), due to the limited available area on the site for installation of a greenbelt as permitted by Section 7-15.02(B)(2).

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

Consultant Ball reviewed the standards for approval of the site plan, clarifications needed and recommended approval conditions.

The applicant Rakan Odish clarified the signage plans for which he will apply separately, no additional lighting plans and no changes to the existing or any additional mechanical equipment.

148 2023 7-13 Sunoco Station – 715 S. Main St. – Site Plan Approval

Motion by Kelly. Seconded by Womack.

To approve the site plan submitted by Rakan Odish to construct an addition of 1,067 square feet on an existing automotive service station located at 715 S. Main Street (Parcel ID# L21-33-303-040-00) because it meets all standards in Section 7-18.04 contingent upon:

- The applicant addressing all outstanding informational requirements detailed in the Planning Department letter;
- The applicant confirming that no trademark colors are proposed for the building exteriors;
- The applicant updating the site plan to ensure all landscaping meets spacing and planting requirements in the zoning ordinance and providing 50% of the required trees and shrubs on the site, with locations approved by the Planning Department; and
- The applicant providing the loading space dimensions on the site plan.

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

OTHER BUSINESS

Text Amendment – Section 7-24.05 – Essential Services

Consultant Ball reviewed the request from International Transmission Company (ITC) for the City to initiate an amendment to the definition of Essential Services in Section 7-24.03.

Neal Bishop and Geoff Denstaedt representing ITC provided a summary of ITC's overall operations in the U.S. as well as ownership and maintenance of the high voltage power lines in the City of Lapeer that provide power to the DTE substation near the intersection of Saginaw/Genesee and in the future to an additional DTE substation planned for construction on John Conley Drive. Denstaedt reviewed the requested text amendment and ITC's concerns with the reference to franchised utilities in the definition of Essential Services in Section 7-24.03.

Discussion was held on the anticipated 2024 timeframe for construction of the new DTE substation and the ownership structure and maintenance responsibilities of ITC.

149 2023 7-13 Text Amendment – Section 7-24-03 – Essential Services

Motion by Kelly. Seconded by Roberts.

To initiate an amendment to the City of Lapeer Zoning Ordinance Section 7-24.03 to amend the definition of "Essential Services".

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

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

Exterior Building Materials

Consultant Ball updated the commission on the lack of specificity in Section 7-15-01.D(2) concerning what constitutes “quality materials that are characteristic of Michigan” as well as the reference to exterior colors in Section 7-15.E(1). Ball recommended the Planning Department create a guide for the Planning Commission to review of examples which comply with the current ordinance language as well as examples which have been determined do not comply.

Discussion was held on the benefit of the proposed guide to property owners and developers and the anticipated reduction in the need for extra approvals. After discussion it was the consensus of the commission for the Planning Department to proceed with preparing the guide for review.

CORRESPONDENCE

The Development Activities Report was as submitted.

TRAINING REPORT

Discussion was held on City Hall being the planned location of the August 14th joint meeting between members of the City Commission, Planning Commission, Downtown Development Authority and Zoning Board of Appeals and whether the Commission Chambers can adequately provide enough space for the meeting.

COMMISSIONER COMMENTS

City Manager Womack inquired on the status of the Blain’s Farm & Fleet project.

Mayor Marquardt inquired on the status of the Tommy’s Car Wash and Popeyes projects.

Chair RaCosta inquired on the status of the Woodchips Mixed-Use building project.

ADJOURNMENT

Motion by Kelly.

Adjourn the meeting at 7:39 p.m.

MEETING ADJOURNED.

Commissioner Jeff Pattison
Secretary

Kimberly Hodge
Recording Secretary