

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
AUGUST 10, 2023**

A regular meeting of the City of Lapeer Planning Commission was held at 6:30 p.m. on Thursday, August 10, 2023 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

**Members Present:** Vice Chairman Austin Kelly and Commissioners Mike Womack, Jeff Pattison, Debbie Marquardt, Catherine Bostick-Tullius, Marty Johnson and Anne Shenck (arrived at 6:33 p.m.)

**Members Absent:** Chairperson Jennell RaCosta and Commissioner Doug Roberts.

**Also Present:** Rowe Professional Services Company Planning Consultants Jason Ball and Lauren Marshall and Recording Secretary Kimberly Hodge.

Chairman Kelly called the meeting to order at 6:30 p.m.

**AGENDA APPROVAL**

**150      2023      8-10      Agenda Approval**

Motion by Bostick-Tullius. Seconded by Pattison.

To approve the agenda for the August 10, 2023 meeting.

**Ayes:** Commissioners Kelly, Womack, Pattison, Marquardt, Bostick-Tullius and Johnson.

**Nays:** None.

**Absent:** RaCosta, Roberts and Shenck.

**MOTION CARRIED.**

**MINUTES**

**151      2023      8-10      Meeting Minutes**

Motion by Marquardt. Seconded by Pattison.

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

**Ayes:** Commissioners Kelly, Womack, Pattison, Marquardt, Bostick-Tullius and Johnson.

**Nays:** None.

**Absent:** RaCosta, Roberts and Shenck.

**MOTION CARRIED.**

Commissioner Shenck arrived at 6:33 p.m.

**PUBLIC COMMENTS**

Christine Carrick, 2146 Carriage Hill Circle, was present and stated concerns with the proposed Carriage Hill Circle multiple-family residential project to construct additional apartments on Carriage Hill Circle including association fees for maintenance costs of the private roads Village West Drive and Carriage Hill Circle, the possibility of limiting the number of units to be constructed and changes in elevation and drainage on the property.

**PUBLIC HEARING SCHEDULED**

**Text Amendment – Essential Services – Section 7-24.03**

Consultant Ball reviewed the proposed amendment to Section 7-24.03 regarding the definition of Essential Services and clarification of public utilities and permitted buildings. Ball also reviewed the Approval Standards for a text amendment.

Vice Chair Kelly opened the public hearing at 6:38 p.m.

There being no comments, the public hearing was closed.

**152      2023      8-10      Essential Services Text Amendment – Section 7-23.06**

Motion by Bostick-Tullius    Seconded by Shenck.

To recommend approval of the proposed text amendment related to essential services to the City Commission because it meets all standards in Section 7-23.06.

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

**Nays:**      None.

**Absent:**    RaCosta and Roberts.

**MOTION CARRIED.**

**SITE PLAN REVIEWS**

**Carriage Hill Circle – Multiple-Family Residential Project – 32 Units**

Consultant Ball reviewed the revised site plan received for construction of a 32-unit multiple-family residential development on a RM-1 Multiple-Family Residential zoned vacant parcel #L20-93-304-040-00 on Carriage Hill Circle including aerial photos of the site and surrounding area and uses which is serviced by private roads Village West Drive and Carriage Hill Circle. Ball summarized outstanding issues with the plan including the proposed engineered wood LP Siding product, the exterior elevation design goal to match the most recently built units in the development, additional information required regarding tree removal, landscaping and buffer zone plantings.

Discussion was held on the private roads in the development, design of the new units with two-car garages and driveway space for 2 additional vehicles and the change in the layout of the interior drive area removing the parking spaces and adding islands with trees. Discussion was also held on the existing sidewalk in the proposed development, streetlight requirements and glare concerns, whether to require dumpsters for the new units, the current waste removal process for the existing Village West and Carriage Hill Condominium units and construction equipment use of the existing private roads.

Brian Scott, owner/project developer, summarized the easement for use of the existing road to access and construct the development, plans for addressing any damage to the existing roads during construction, the reduction to 32 units from the original approved plan to construct 64 units, benefits of spreading the association fees to an additional 32 units and expectations that the construction traffic will be less intense due to the previously installed underground utilities and completed site grading work.

Jeff Brands of Creekwood Architecture reviewed difficulties meeting the landscaping buffer and distance requirements, trees providing a visual buffer between units, the option to relocate a light pole due to glare concerns and efforts made to match the design of the light poles in existing development.

Discussion was held on whether a weight limit can be enforced on private roads, waste removal plans, ownership of the access roads in the development, the option not to require dumpsters for new units which include private garages and the benefit of sharing the cost of the future road maintenance between additional owners.

Brian Scott stated development design includes 16 three-bedroom units and 16 two-bedroom units anticipated to rent at market rate from \$1,800 to \$2,100 per month.

Rich Vandever of Meridian Land Surveying summarized the limited grading work to be done on the site.

**153      2023      8-10      Carriage Hill Circle – Multi-Family Project – Site Plan**

Motion by Bostick-Tullius    Seconded by Womack.

To approve the site plan submitted by Action Companies, LLC and Brian Scott, LLC to construct a 32-unit multiple-family development located on Parcel ID #L20-93-304-040-00 because it meets all standards in Section 7-18.04 contingent upon:

- The streetlight pole located at the northwestern area of the site being relocated to the opposite side of the street;
- Dumpsters will not be required due to the new units having private garages;
- Determining LP Siding is consistent with the Zoning Ordinance requirements for a quality building material;
- Determining the existing sidewalk is sufficient as proposed;
- Authorizing the landscaping requirements to be addressed administratively; and
- The applicant satisfactorily addressing all other remaining outstanding items.

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

**Nays:** None.

**Absent:** RaCosta and Roberts.

**MOTION CARRIED.**

**OTHER BUSINESS**

**Text Amendment – EV Charging Stations**

Consultant Ball updated the commission on recent requests received to install electric vehicle (EV) charging stations and related infrastructure and an issue with the current ordinance classification as mechanical equipment that is restricted from placement in front yards. Ball reviewed a map from the U.S. Department of Energy showing the location of EV charging stations in the Genesee and Lapeer county area which indicates no stations along the I-69 corridor from Davison past Capac. Ball presented example photos of various types of charging stations and related equipment.

Ball reviewed various items to be considered when drafting an ordinance to regulate EV charging stations. Discussion was held on optional language to include in the draft ordinance including ADA compliance, mechanical equipment placement and screening, Wi-Fi demands, crafting the ordinance to be flexible to meet future changes for stations and requiring or incentivizing providing stations in multiple-family residential and commercial developments.

**154      2023      8-10      Initiation of Electric Vehicle Charging Station Ordinance**

Motion by Marquardt. Seconded by Shenck.

To initiate an amendment to the City of Lapeer Zoning Ordinance to specifically provide for electric vehicle charging infrastructure and charging stations.

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

**Nays:** None.

**Absent:** RaCosta and Roberts.

**MOTION CARRIED.**

**Text Amendment – Section 7-15.05 – Lighting Standards**

Consultant Ball updated the commission on a recent issue noted in Section 7-15.05 Lighting Standards requiring a specific type of fixture (high-pressure sodium or metal halide) which is outdated and no longer in use.

**155      2023      8-10      Text Amendment – Lighting Fixture Equipment**

Motion by Womack. Seconded by Marquardt.

To initiate an amendment to the City of Lapeer Zoning Ordinance Section 7-15.05.D(2)(a) to remove the requirement for high pressure sodium lamps or metal halide fixtures.

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

**Nays:** None.

**Absent:** RaCosta and Roberts.

**MOTION CARRIED.**

**CORRESPONDENCE**

The Development Activities Report was as submitted.

**TRAINING REPORT**

Consultant Ball reminded commissioners of the Joint Training meeting with the City Commission, Downtown Development Authority and Zoning Board of Appeals scheduled for 5:30 p.m. on Monday, August 14<sup>th</sup> to be held in the lower level of the City Community Center. Ball also reviewed a list of additional upcoming training workshops and conferences.

**COMMISSIONER COMMENTS**

Commissioner Bostick-Tullius apologized for missing last month's meeting and stated she will be unable to attend the September meeting due to being out of the country.

City Manager Womack commented on the good discussion held on the new Carriage Hill Circle development, that the City has a way to go to become more business friendly and he would like to see the EV charging station ordinance move forward quickly.

**ADJOURNMENT**

It was the consensus of the commission to adjourn the meeting at 7:52 p.m.  
**MEETING ADJOURNED.**

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Commissioner Jeff Pattison  
Secretary

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Kimberly Hodge  
Recording Secretary