

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
AUGUST 24, 2020**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held on August 24, 2020 electronically via GoToMeeting and at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, August 24, 2020 at 7:00 p.m.

Members Present: Chairman Bernard Jocuns, Vice Chairman Jeff Hogan, Mr. Paul Parsch and Mr. Eric Cattane.

Members Absent: Mr. Joe Black and Ms. Bailey RaCosta.

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

Chairman Jocuns called the meeting to order at 7:02 p.m.

MINUTES

It was moved by Mr. Parsch and supported by Mr. Cattane to approve the minutes of the meeting held on July 27, 2020.

ON A ROLL CALL VOTE:

Yeas: Mr. Hogan, Mr. Cattane, Mr. Parsch and Mr. Jocuns.

Nays: None.

Absent: Mr. Black and Ms. RaCosta.

Abstain: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

The Villages of Lapeer Nursing Home – 239 S. Main St. – Setback Variances

Ms. Habben reviewed the request from The Villages of Lapeer Nursing Home for setback variances in order to expand the building on the southwest side of their location known as 239 S. Main Street. Ms. Habben reviewed the site location stating the existing parcels will be merged into one parcel, aerial photos of the site and surrounding area and the site plan showing the proposed addition and exterior facade design. Ms. Habben reviewed the standards to be met in order to approve the variance requests, the applicant's response to each standard and staff findings in support and opposition of each standard.

Ms. Habben stated the addition will be connected to the existing building and reviewed the intent of setback requirements. Discussion was held on the location of the vacant residential home on the site which will be demolished, the design of the canopy to face M-24 and the location of the parking adjacent to the railroad tracks.

Mr. John Vitale, of Stucky Vitale Architects, representing the property owner Davis and Davis Properties Group stated the 40 foot setback requirement is specific to nursing homes, that the proposed setback meets the zoning ordinance requirement for other use types and that planned canopy location is needed for an efficient floor plan. Ms. Vitale also stated there are grade changes to the north and that the plan is designed to stay away from the railroad tracks.

Chairman Jocuns opened the public hearing at 7:24 p.m.

There being no comments the public hearing was closed.

Discussion was held regarding the limited area for expansion on the site and the public notification sent to the adjacent Brian's Restaurant south of the subject site.

It was moved by Mr. Parsch and supported by Mr. Jocuns to approve the request from John Vitale representing The Villages of Lapeer Nursing Home for a 10.1 foot front yard setback variance on the property line along S. Main Street from Section 7-06.03 Table 7-06.02 located at 239 S. Main Street due to the request meeting all 5 standards of Section 7-22.04(e).

ON A ROLL CALL VOTE:

Yeas: Mr. Parsch, Mr. Cattane, Mr. Hogan and Mr. Jocuns.

Nays: None.

Absent: Mr. Black and Ms. RaCosta.

Abstain: None.

MOTION CARRIED.

It was moved by Mr. Parsch and supported by Mr. Cattane to approve the request from John Vitale representing The Villages of Lapeer Nursing Home for a 28.6 foot property line setback variance for nursing homes along the southwest property line from Section 7-13.09(B)(2) located at 239 S. Main Street due to the request meeting all 5 standards of Section 7-22.04(e).

ON A ROLL CALL VOTE:

Yeas: Mr. Cattane, Mr. Hogan, Mr. Parsch and Mr. Jocuns.

Nays: None.

Absent: Mr. Black and Ms. RaCosta.

Abstain: None.

MOTION CARRIED.

TRAINING REPORT

Ms. Habben informed the board of an upcoming virtual training session being presented by Rowe Professional Services Company on the topics of pandemic planning and primary caregivers.

Chairman Jocuns expressed concerns with plans for a City Commissioner to initiate a ballot initiative for an upcoming election.

Mr. Cattane expressed concerns with reduced attendance at the virtual ZBA meetings and the need to appoint alternate members to the board.

ADJOURNMENT

There being no further business, it was moved by Mr. Jocuns to adjourn the meeting at 7:40 p.m. **MEETING ADJOURNED.**

Mr. Paul Parsch, Secretary