

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
FEBRUARY 26, 2024**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, February 26, 2024 at 6:30 p.m.

Members Present: Chair Jeff Hogan, Lynne McCarthy, Paul Parsch, Dwyane Burda, Melissa Petrie and Alternate Ken Parker.

Members Absent: Vice Chair Catherine Bostick-Tullius.

Also Present: Alex Hritcu and Ben Keller Rowe Professional Services Company Planning Consultants and Recording Secretary Kimberly Hodge.

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

MINUTES

073 2024 2-26 MINUTES

Moved by Parsch. Seconded by Burda.

To approve the minutes of the regular ZBA meeting held on November 27, 2023 as presented.

Yeas: Hogan, McCarthy, Parsch, Burda, Petrie and Parker.

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

DTE Apollo Substation – 3135 John Conley Dr. South – Gravel Drive & Vehicle Access Area

Consultant Hritcu reviewed the request from Terry Spryszak of DTE Energy for a variance to Section 7-16.04.B(1) in order to permit a gravel parking and vehicle maneuvering area on the proposed DTE Apollo Substation to be constructed at 3135 John Conley Drive South in the Lapeer Industrial and Research Park. Hritcu reviewed aerial and street level photos of the site and surrounding area and uses, the site plan for the project, the concrete drive approach and the proposed gravel areas within the site. Hritcu reviewed the Standards for Approval of the request and staff findings for each standard. Hritcu also summarized the applicant's comments regarding the request due to gravel being a high resistivity material reducing step and touch voltages and reducing the risk of shock to operators on the site.

Hogan opened the public hearing at 6:39 p.m.

Terry Spryszak of DTE reviewed the need for the variance which is a safety issue for the substation and the people visiting the site stating that crushed stone has a higher resistivity, helps with site drainage and that 12 inches of gravel will be placed in the vehicle maneuvering areas.

Neal Sklarczyk, of DTE, stated the equipment enclosure to house electrical equipment will be 15 ft. by 50 ft., has no restroom and will be used by employees 1 to 2 times per month. Sklarczyk stated the site includes significant landscape screening and summarized the grading & drainage plan for the project.

There being no further comments, the public hearing was closed at 6:46 p.m.

Discussion was held on the photo distributed of similar type equipment enclosure structures and the 12 inches of gravel to be placed in the vehicle maneuvering areas.

074 2024 2-26 DTE Apollo Substation – 3135 John Conley Dr. S. – Gravel Drive & Vehicle Maneuvering Areas

Moved by Parsch. Seconded by McCarthy.

To approve the variance requested by DTE from Section 7-16.04B(1) for relief of required hard-surfaced parking and maneuvering areas and to permit a gravel surface for the parking and maneuvering area for the DTE Apollo Substation to be constructed as 3135 John Conley Drive South because it meets all standards in Section 7-22.04.E.

ON A ROLL CALL VOTE:

Yeas: Parsch, McCarthy, Hogan, Parker, Petrie and Burda.

Nays: None.

Absent: Bostick-Tullius.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the moved by Hogan to adjourn the meeting at 6:50 p.m.

MEETING ADJOURNED.

Dwayne Burda, Secretary

Kimberly Hodge, Recording Secretary