

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
OCTOBER 20, 2016**

A rescheduled regular meeting of the City of Lapeer Planning Commission was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, October 20, 2016 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairperson Jennell RaCosta, Commissioner Bill Sprague, Commissioner Dave Sommerville, Commissioner Anne Shenck and Commissioner Catherine Bostick-Tullius.

Members Absent: Commissioner Dale Kerbyson, Commissioner Ed Jamison and Commissioner Jennifer Hubbell.

Also Present: Mr. Scott Kree, Rowe Professional Services Company Planning Consultant.

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

MINUTES

It was moved by Commissioner Bostick-Tullius and supported by Commissioner Sprague to approve the minutes of the meeting held on July 14, 2016 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

Prime 1 Properties (ZeerCO) – Rezoning – 885 Baldwin - #21-60-100-040-00 - R-2 to B-2

Mr. Kree reviewed the request received from Prime 1 Properties, LLC (formerly referred to as ZeerCO) to rezone Parcel #21-60-100-040-00, currently known as 885 Baldwin Road, from R-2 Single Family Residential to B-2 General Business. Mr. Kree reviewed the site location, an aerial photo and the current zoning and future land use designations of the subject site and surrounding properties. Mr. Kree stated the 885 Baldwin Road parcel's Master Plan designation is Commercial – General Business, that the applicant plans to combine the parcel with two additional parcels fronting S. Main Street in order to construct a commercial development and that the Zoning Board of Appeals will be considering multiple variances for the proposed development at their October 24th the meeting.

Chairman Black opened the public hearing at 6:34 p.m.

Mr. Bill Dougherty, former resident of 885 Baldwin Road, inquired if there would be any changes to the road, requested the demolition contractors to look for a time capsule that was placed in the house when it was constructed and inquired how high the new development will be.

There being no further comments, the public hearing was closed at 6:36 p.m.

Discussion was held regarding the need to evaluate the proposed development's traffic during the site plan review process and the Master Plan for Future Land Use map designation of the parcel as Commercial.

After discussion, it was moved by Commissioner Sommerville and supported by Commissioner Sprague to recommend the City Commission approve the request from Prime 1 Properties, LLC to rezone Parcel #21-60-100-040-00, currently known as 885 Baldwin Road, from R-2 Single Family Residential to B-2 General Business based on the determination that the request is consistent with the City's Master Plan. **MOTION CARRIED.**

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Master Plan Drive-Thru Fast Food Restaurant Restrictions

Mr. Kree reviewed the current language in the Master Plan regarding drive-thru fast food restaurants in both the area along M-24 between Tower Drive and Turrill Road and the area south of Turrill Road to the southern City limit. Mr. Kree requested the commissioners review the current Master Plan language prior to the next meeting to determine if any amendments are necessary.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville and supported by Commissioner Sprague to adjourn the meeting at 6:44 p.m.

Ms. Anne Shenck
Secretary