

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JULY 14, 2016**

A 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, July 14, 2016 at 6:30 p.m.

Members Present: Vice Chairperson Jennell RaCosta, Commissioner Bill Sprague, Commissioner Dale Kerbyson, Commissioner Anne Shenck and Commissioner Catherine Bostick-Tullius.

Members Absent: Chairman Joe Black, Commissioner Dave Sommerville, Commissioner Ed Jamison and Commissioner Jennifer Hubbell.

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

Vice Chairperson RaCosta called the meeting to order at 6:46 p.m.

MINUTES

It was moved by Commissioner Kerbyson and supported by Commissioner Shenck to approve the minutes of the regular meeting held on April 14, 2016 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Back Building, LLC – 1177 S. Main St. – Site Plan Approval Extension

Mr. Kree reviewed the request from Dr. Jonathan Zaidan of Back Building, LLC for an extension to the site plan approval for their new medical office building at 1177 S. Main Street on February 12, 2015. Mr. Kree reviewed the site location, the proposed project and the contingencies included in the original site plan approval.

It was moved by Commissioner Kerbyson and supported by Commissioner Sprague to approve an extension to the site plan approval for the Back Building, LLC project at 1177 S. Main Street to a new expiration date of February 12, 2017 with all original contingencies to remain in effect. **MOTION CARRIED.**

DTE/Inovateus Solar Farm – DeMille Blvd. & Turrill Rd. – Decorative Fence Material

Mr. Kree reviewed the request from DTE to amend the contingency included in the site plan approvals for the DTE/Inovateus Solar Farm projects on DeMille Boulevard and Turrill Road to allow a split rail decorative perimeter fence instead of vinyl coated chain link fencing. Mr. Kree stated the majority of the fence is a non-required fence, that split rail materials meet the requirement of decorative fencing, that the fencing is intended to be a perimeter fence and that lockable cabinets will provide necessary equipment security.

Discussion was held regarding the fact that the split rail fencing will be more aesthetically pleasing to the neighbors, the status of the landscaping plans for the projects and utility pole relocation at both sites.

After discussion, it was moved by Commissioner Bostick-Tullius and supported by Commissioner Sprague to amend the March 10, 2016 DTE/Inovateus DeMille Blvd. and Turrill Rd. Solar Farms site plan approval contingencies requiring a lower vinyl coated perimeter fence to allow the option of a split rail perimeter fence at the DeMille Boulevard and Turrill Road DTE/Inovateus Solar Farms if requested by the applicant.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sprague and supported by Commissioner Shenck to adjourn the meeting at 7:00 p.m.

Ms. Anne Shenck
Secretary