

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
APRIL 20, 2017**

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, April 20, 2017 at 6:30 p.m.

**Members Present:** Chairman Joe Black, Commissioner Bill Sprague, Commissioner Dale Kerbyson, Commissioner Anne Shenck and Commissioner Austin Kelly.

**Members Absent:** Vice Chairperson Jennell RaCosta, Commissioner Catherine Bostick-Tullius, Commissioner Ed Jamison and Commissioner Dave Sommerville.

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

Chairman Black called the meeting to order at 6:32 p.m.

**MINUTES**

It was moved by Commissioner Kerbyson and supported by Commissioner Kelly to approve the minutes of the meeting held on March 16, 2017 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS SCHEDULED**

There were no public hearings scheduled.

**SITE PLAN REVIEW**

**Security Credit Union – 1073 S. Main Street – Site Plan Review**

Mr. Kree reviewed the site plan received for construction of a new 5,113 sq. ft. Security Credit Union branch office at 1073 S. Main Street with a new access to Cliff Drive. Mr. Kree reviewed the site location which is zoned B-2 General Business, an aerial photo of the existing site, a photo of the proposed exterior building design, the site lighting and landscaping plans, the requirement to combine the three parcels into one and the uses and zoning of the adjacent parcels which affect the landscaping and buffering requirements for the subject site. Mr. Kree reported the Michigan Department of Transportation and Lapeer County Road Commission permits for the project are pending, that issues of utility interference with landscape plantings and utility details will be addressed during engineering review, that signage will require review and permits from the Building Department and that the plans need to reference the 2015 Fire Code information.

Discussion was held regarding combination of the parcels, effects to Cliff Drive, the adjacent residential uses on Cliff Drive, the plan for an unfenced detention area and landscaping proposed on the perimeter of the detention area.

After discussion it was moved by Commissioner Sprague and supported by Commissioner Kelly to approve the site plan received for construction of a new Security Credit Union facility at 1073 S. Main Street contingent upon satisfactory completion of:

- Combination of lots;
- Landscaping buffering as it pertains to adjacent zoning and uses;
- Rearranging of landscaping to avoid utility conflicts (above and below ground);
- Other Jurisdiction permits and reviews;
- Engineering review requests;
- Signage permits; and
- Fire Department request to reference 2015 Fire Code standards.

**MOTION CARRIED.**

## **OTHER BUSINESS**

### **2017-2013 Capital Improvement Program**

Mr. Dale Kerbyson, City Manager, reviewed the proposed 2017-2023 Capital Improvement Program and 2017-2018 expenditures scheduled for the Buildings & Land, Public Safety, Parks & Recreation, Cemetery, Water, Wastewater Treatment, Local Streets, Major Streets, Sidewalks and Equipment funding categories.

Mr. Kerbyson highlighted various projects and discussion was held on the following items/projects included in the program:

- Rowden Park Bridges and Decks Replacement;
- Pix Theatre Building Improvements;
- Outdoor Ice Rink;
- Annrook Park Pavilion Roof;
- Farmers Creek River Bank Improvements;
- Baldwin Road Micro Seal and Reconstruction;
- M-24 Pedestrian Connection;
- Woods of Oakdale;
- 02 Lift Station Upgrade at 3201 W. Oregon;
- New Fire Engine;
- Canine Replacement;
- Various General Vehicle and Equipment purchases; and
- Infrastructure & Continuing Initiatives.

Discussion was held regarding the lack of upcoming Local Street funding for new improvement projects and the deteriorating condition of various local streets in the City.

After discussion, it was moved by Commissioner Shenck and supported by Commissioner Kerbyson to adopt the 2017-2023 Capital Improvement Program and request the City Commission to consider additional Local Streets funding for future projects.

**Yeas:** Commissioners Shenck, Kerbyson, Sprague, Black and Kelly.

**Nays:** None.

**Absent:** Commissioners RaCosta, Bostick-Tullius, Jamison and Sommerville.

**Abstain:** None.

**MOTION CARRIED.**

**ADJOURNMENT**

There being no further business, it was moved by Commissioner Shenck to adjourn the meeting at 7:26 p.m.

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Ms. Anne Shenck  
Secretary