

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
SEPTEMBER 13, 2018**

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, September 13, 2018 at 6:30 p.m.

Members Present: Vice Chairperson Jennell RaCosta, Commissioner Dale Kerbyson, Commissioner Bill Sprague, Commissioner Dave Sommerville, Commissioner Ed Jamison, Commissioner Catherine Bostick-Tullius and Commissioner Austin Kelly.

Members Absent: Chairman Joe Black and Commissioner Anne Shenck.

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

Vice Chairperson RaCosta called the meeting to order at 6:30 p.m.

MINUTES

It was moved by Commissioner Kerbyson and supported by Commissioner Kelly to approve the minutes of the meeting held on June 14, 2018 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

Staff Initiated Zoning Ordinance Amendments

Ms. Habben reviewed four staff initiated proposed text amendments to the Zoning Ordinance including:

- Section 7.14.04 Accessory Buildings and Uses concerning accessory building exterior materials;
- Section 7.14.03 General Exceptions – Dimensional Requirements concerning window wells;
- Sections 7.06.02, 7.08.02, 7.13.09, 7.16.02 and 7.24.03 concerning Ambulance Service Stations; and
- Sections 7.13.12 and 7.16.02 concerning Medical Marihuana facilities outdoor production and parking requirements.

After discussion, it was moved by Commissioner Bostick-Tullius and supported by Commissioner Kerbyson to schedule a public hearing for 6:30 p.m. on Thursday, October 11, 2018 to consider the proposed amendment to Zoning Ordinance Section 7.14.04 Accessory Buildings and Uses. **MOTION CARRIED.**

It was moved by Commissioner Jamison and supported by Commissioner Sommerville to schedule a public hearing for 6:30 p.m. on Thursday, October 11, 2018 to consider the proposed amendment to Zoning Ordinance Section 7.14.03 General Exceptions – Dimensional Requirements. **MOTION CARRIED.**

It was moved by Commissioner Kerbyson and supported by Commissioner Kelly to schedule a public hearing for 6:30 p.m. on Thursday, October 11, 2018 to consider the proposed amendments to Zoning Ordinance Sections 7.06.02, 7.08.02, 7.13.09, 7.16.02 and 7.24.03 concerning Ambulance Service Stations.

Yeas: Commissioner Kerbyson, Kelly, Bostick-Tullius, RaCosta, Sprague and Jamison.

Nays: Commissioner Sommerville.

Absent: Commissioners Black and Shenck.

Abstain: None.

MOTION CARRIED.

It was moved by Commissioner Sprague and supported by Commissioner Kelly to schedule a public hearing for 6:30 p.m. on Thursday, October 11, 2018 to consider the proposed amendments to Zoning Ordinance Sections 7.13.12 and 7.16.02 concerning Medical Marihuana facilities outdoor production and parking requirements.

MOTION CARRIED.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

EMA Center – New Multi-Tenant Retail Building – Vacant Parcel on N. Side of Imlay City Road - Parcel #20-83-462-040-10

Ms. Habben reviewed the site plan received for construction of the EMA Center, a new multi-tenant retail building on vacant property located on the north side of Imlay City Road on Parcel #20-83-462-040-10. Ms. Habben reviewed the site location, aerial site photos and stated the building will be constructed in two phases. The first phase includes construction of a 4,662 sq. ft. building to house a proposed medical marihuana provisioning center, parking, and landscaping and the second phase will entail construction of an additional 3,182 sq. ft. unit and an additional 1,480 sq. ft. unit.

Ms. Habben reviewed various elements of the site plan including the Planning Commission's option to waive the landscaping buffer zone and detention pond ratio requirements and the excess off-street parking space requirements. Ms. Habben stated the required landscaping will be relocated to other areas on the site and that currently the plan exceeds the required off-street parking space requirements by 45% which would be beneficial to providing sufficient parking for various types of commercial uses which may operate on the site in the future.

After discussion, it was moved by Commissioner Bostick-Tullius and supported by Commissioner Sprague to waive the landscaping buffer zone ratio requirements of Section 7.15.02 for the EMA Center site plan if requested by the applicant. **MOTION CARRIED.**

It was moved by Commissioner Sprague and supported by Commissioner Kelly to waive the detention pond landscaping ratio requirements of Section 7.15.02 for the EMA Center site plan if requested by the applicant. **MOTION CARRIED.**

It was moved by Commissioner Sprague and supported by Commissioner Bostick-Tullius to allow the site plan for the EMA Center to exceed the off-street parking space requirements of Section 7.16.05 by 45%. **MOTION CARRIED.**

After discussion regarding the proposed shared access drive with the adjacent property, it was moved by Commissioner Sprague and supported by Commissioner Bostick-Tullius to approve the site plan for construction of the EMA Center, a new multi-tenant retail building on the vacant Imlay City Road Parcel #20-83-462-040-10 contingent upon all outstanding staff comments being addressed during Engineering Plan review. **MOTION CARRIED.**

OTHER BUSINESS

Non-Required Fence – Zoning Ordinance Language Review

Ms. Habben reviewed the request by the City Commission for the Planning Commission to review Section 7.15.03 of the Zoning Ordinance which allows only one fence between two properties and the various reasons for allowing only one fence between properties which include preventing blight, noxious weeds, live vermin, maintenance issues and enforcement concerns. Ms. Habben also reviewed other communities with similar ordinances. Discussion was held on how the current fence ordinance is applied in various circumstances, the definition of decorative fencing, height requirements for corner lot fences and how often the current requirement of allowing only one fence between properties has been an issue.

After discussion it was the consensus of the board not to amend the current ordinance regulating fencing.

CORRESPONDENCE

Ms. Habben informed the commission the City has received notification from Lapeer Township regarding the initiation of the process to update their Master Plan.

Discussion was held regarding the process for the upcoming 5 year review of the City's current Master Plan anticipated to begin in January 2019.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Sommerville to adjourn the meeting at 7:13 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary