

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JANUARY 10, 2019**

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, January 10, 2019 at 6:30 p.m.

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

Members Absent: Commissioner Dale Kerbyson and Commissioner Ed Jamison.

Also Present: Ms. Caitlyn Habben, 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 December 13, 2018 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

Mr. Mark Labaza, co-owner of the property located at 1040 S. Lapeer Road, was present and addressed the commission regarding the Master Plan restriction of drive-throughs between Tower Drive and Turrill Road along M-24. Mr. Labaza stated there are tasteful design options for signage and landscaping when developing drive-through operations to prevent an over-abundance of tall signage, that the City needs to provide people a reason to stop when driving through Lapeer and that the City should not limit the reasons for people to stop in Lapeer. Mr. Labaza requested the commission consider allowing drive-throughs along M-24 in the currently restricted area.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

Woodbridge Park Phase 2 – Site Plan

Ms. Habben reviewed the site plan received for Woodbridge Park Phase 2 for construction of 58 attached conventional condominium units north and west of the existing Woodbridge Park Development on Lincoln Street and Luxington Drive. Ms. Habben stated the original plans for the development were previously approved in 2004, however were not built out completely, and that the City Commission has determined approval of the current cluster housing option allowing the development at the proposed density and design has not expired.

Ms Habben reviewed aerial photos of the area to be developed as well as the surrounding areas and stated the street, utilities and sidewalk infrastructure has already been constructed and that the proposed Phase 2 of the development is essentially the exact same layout and number of units as previously approved. Ms. Habben reported the architectural designs have been submitted and appear to meet the outstanding issues relating to building height, garage size and utility meter location. Ms. Habben reviewed the outstanding issues remaining on the proposed site plan including the master deed, the homeowner association by-laws and requiring a bond to protect the existing streets and sidewalks from damage during construction.

Discussion was held on whether or not the City can require the two homeowner associations to merge and amending the approval condition language.

After discussion, it was moved by Mr. Sprague and supported by Ms. RaCosta to approve the site plan received for construction of Woodbridge Park Phase 2 for construction of 58 attached conventional condominium units north and west of the existing Woodbridge Park development contingent upon:

- All outstanding items listed in the Planning Department's review letter dated January 3, 2019 are to be addressed;
- Submittal of a bond for potential damage to the existing streets and/or sidewalk during construction in an amount to be determined by the City Engineer;
- Submittal and approval of the Master Deed and By-Laws for Phase 2 of the Woodbridge Park development; and
- Submittal of a copy of a letter or minutes from the existing homeowner association indicating if the two associations are merging.

MOTION CARRIED.

OTHER BUSINESS

Planning Commission By-Laws

Ms. Habben reviewed amendments made to the Planning Commission By-Laws following discussion at the December meeting. It was moved by Commissioner Sprague and supported by Commissioner Kelly to approve the City of Lapeer Planning Commission By-Laws as presented. **MOTION CARRIED.**

Election of Officers

After discussion, it was moved by Commissioner Sommerville and supported by Commissioner Sprague to elect Jennell RaCosta as Planning Commission Chairperson, Austin Kelly as Planning Commission Vice Chairman and Anne Shenck as Planning Commission Secretary. **MOTION CARRIED.**

Master Plan – 5 Year Review

Ms. Habben began the review process for the Master Plan beginning with Chapter 2: A Vision for Land Use and Development in Lapeer. Ms. Habben reviewed the section prohibiting drive-through restaurant businesses on lots between Tower Drive and Turrill

Road along M-24. The commission discussed various options including keeping the restriction as is, removing the restriction and expanding and or modifying the restriction. Discussion was held regarding revisions made to the zoning ordinance requiring any new signage be constructed as monument signs, certain types of non-restaurant drive-through businesses currently allowed in the restricted area, the need for a broader definition of drive-through, drive-in and curbside pick-up service and the need to research language in other communities defining and restricting the various types of drive-through, drive-in and curbside pick-up uses. Discussion was also held on the potential for existing drive-through restaurants to relocate closer to the I-69 interchange if the restriction was removed, expanding the restricted area further southward and the process required if a business were to request amendment of the Master Plan and Zoning Ordinance to allow a drive-through restaurant in the restricted area.

After discussion, it was the consensus of the commission for Ms. Habben to draft language expanding the restricted area southward to the north side of the I-69 interchange and to provide language utilized in other communities defining drive-through, drive-in and curbside pick-up uses for review at the February meeting.

Medical Marihuana Facility Air Filtration

Ms. Habben updated the Commission on the status of the Medical Marihuana facility air filtration/odor control issue stating the two applicants which previously submitted alternative plans to the Commission will be informed of the City consultant's opinion and instructed on the process required in order to move their projects forward.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville to adjourn the meeting at 7:33 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary