

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
SEPTEMBER 22, 2014**

A regular meeting of the City of Lapeer Zoning Board of Appeals was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, September 22, 2014 at 7:00 p.m.

**Members Present:** Chairman Joe Black, Vice Chairman Matt Fennelly, Mr. A. Wayne Bennett and Ms. Linda Ambrose.

**Members Absent:** Mr. Paul Parsch and Mr. Nate Scramlin.

**Also Present:** Ms. Linda Jackman, Planning Director, and Mr. Brent Bajdek, Planning Administrator.

Chairman Black called the meeting to order at 7:00 p.m.

**MINUTES**

It was moved by Mr. Bennett and supported by Mr. Fennelly to approve the minutes of the meeting held on August 25, 2014 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARING SCHEDULED**

**Gestamp Automation, LLC – 100 E. Fair St. – Fence Height & Material**

Ms. Jackman reviewed the request received from Gestamp Automation, LLC for a variance to the fence height and material requirements of Section 7.15.03 in order to allow the erection of a 12'6" tall metal panel fence/wall at their facility located at 100 E. Fair Street. Ms. Jackman reviewed the site location which is zoned I-1 Industrial, the proposed location of the fence/wall to provide screening of an outdoor storage area, and the zoning ordinance requirements which allow 8 foot high fences in industrial districts made from wood, wrought iron or vinyl. Ms. Jackman reviewed a photo of the proposed fence location and stated a chain link fence was recently removed and the new fence/wall will be powder coated metal to match the building exterior panels with an overhang to shield the materials from rain and snow.

Ms. Jackman reported the fence is considered a non-required fence, that if the site were developed under the current standards a screening fence would be required at the location and that an 8 foot high fence is not adequate to screen the area. Ms. Jackman reviewed the zoning ordinance standards required to be met in order to grant the variance.

Discussion was held regarding the 14 foot adjacent building wall height, the location of the fence parallel to Fair Street and the lack of sidewalk at the proposed fence location.

Chairman Black opened the public hearing at 7:08 p.m.

There being no comments, the public hearing was closed.

It was moved by Mr. Bennett and supported by Mr. Fennelly to approve the request from Gestamp Automation, LLC for a variance of 4 feet, 6 inches to the fence height restrictions of Section 7.15.03(b)(3)(a)(2) and a variance to the allowable fence material restrictions of Section 7.15.03(b)(4)(a) in order to erect a 12 foot, 6 inch high metal panel fence/wall at 100 E. Fair Street. **MOTION CARRIED.**

### **TSG (Testing Services Group) – Lot #5 DeMille Commercial Park – Front Yard Setback**

Ms. Jackman reviewed the request received from TSG (Testing Services Group) for a variance to the front yard setback requirements of Section 7.08.03 in order to construct a new building on Lot #5 of the DeMille Commercial Park with a small vestibule area that extends 7 feet into the required 50 foot front setback. Ms. Jackman reviewed the site location which is zoned I-2 Planned Industrial, other buildings owned by TSG on Whitney Drive, the proposed site plan for the new building which includes an enclosed walkway connecting to the adjacent TSG facility to the north and the 20 foot drainage easement at the rear of the property which is 100 feet wide and 269 feet deep.

Ms. Jackman reviewed the development history of the DeMille Commercial Park which was originally zoned I-1 and rezoned to I-2, a variance granted in 1989 to allow all remaining undeveloped lots to be built with a 40 foot front yard setback as was allowed in the I-1 district which has since expired and a front yard setback variance granted in 2000 for the subject lot when a building was originally proposed to be built on the site which also expired since it was not utilized within one year. Ms. Jackman reported the adjacent buildings are setback 50 feet.

Chairman Black opened the public hearing at 7:15 p.m.

Mr. Scott Hartel, of TSG, was present and stated it is not the intent to reduce the proposed building wall's front yard setback to less than 50 feet, that the buildings will line up nice and that they have been operating in Lapeer 17 years and want the area to look good.

There being no further comments, the public hearing was closed at 7:16 p.m.

It was moved by Mr. Fennelly and supported by Mr. Bennett to approve the request from TSG (Testing Services Group) for a variance of 7 feet to the 50 foot front yard setback requirement of Section 7.08.03 in order to construct a new building on Lot #5 of the DeMille Commercial Park with the front vestibule of the building being setback 43 feet from the front lot line. **MOTION CARRIED.**

### **OTHER BUSINESS**

Discussion was held regarding the possibility of amending the zoning ordinance in order to allow future buildings on the remaining vacant lots of the DeMille Commercial Park to be constructed with a 40 foot front yard setback.

**ADJOURNMENT**

There being no further business, it was the consensus of the board to adjourn the meeting at 7:18 p.m.

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Mr. Joe Black  
Chairman