

**CITY OF LAPEER
MINUTES OF A REGULAR
ZONING BOARD OF APPEALS MEETING
MARCH 23, 2015**

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, March 23, 2015 at 7:00 p.m.

Members Present: Chairman Joe Black, Mr. Paul Parsch, Mr. A. Wayne Bennett and Ms. Debbie Marquardt.

Members Absent: Mr. Nate Scramlin and Ms. Linda Ambrose.

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

Chairman Black called the meeting to order at 7:02 p.m.

MINUTES

It was moved by Mr. Bennett and supported by Mr. Parsch to approve the minutes of the meeting held on February 23, 2015 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARING SCHEDULED

Vidon Plastics, Inc. – 3171 John Conley Drive – Landscaping Variance for Addition

Ms. Jackman reviewed the request received from Vidon Plastics, Inc. for a variance to the landscaping requirements of Section 7.15.02 due to a proposed 22,500 sq. ft. warehouse addition and 2,520 sq. ft. office addition to their existing facility located at 3171 John Conley Drive. Ms. Jackman reviewed the site location which is zoned I-2 Planned Industrial and the administrative site plan review process as related to landscaping requirements. Ms. Jackman reported the existing site complies with the landscaping requirements of the previous zoning ordinance and that the proposed addition was shown on the original site plan approved by the Planning Commission as a future addition.

Ms. Jackman reviewed the site landscaping requirements for greenbelt, buffer zone, parking lot and building perimeter areas and stated the subject parcel is unique due to its size, shape, configuration and the large amount of road frontage along the curvature of John Conley Drive. Ms. Jackman reviewed the location of a wooded area and overhead power lines on the site, stated the use of tree credits does not apply in this case and reviewed the landscape plan showing new and existing trees, new landscaping beds and the lack of plantings on the parcel's perimeter abutting the Thumb Correctional Facility due to visibility requirements.

Ms. Jackman reviewed the requested variance amounts to the tree and shrub requirements for the greenbelt, buffer zone and parking lot areas of the site and the standards and conditions required to be met in order to grant the variance.

Discussion was held regarding the size and height of the proposed new trees and the existing sprinkler system on the site.

Chairman Black opened the public hearing at 7:22 p.m.

Mr. Don Dube, of Vidon Plastics, was present and stated additional top soil will be brought in for the new planting areas and beds due to the heavy amount of clay in the site's soil, that the planting beds will be raised and elevated and that the site is made difficult due to the large amount of road frontage and setback requirements. Mr. Dube stated the new driveway, additional parking and warehouse expansion will improve operations at the facility.

There being no further comments, the public hearing was closed at 7:24 p.m.

Discussion was held regarding the length of the site's road frontage and the need to maintain visibility along the area abutting the Thumb Correctional Facility for public safety.

It was moved by Mr. Black and supported by Mr. Bennett to approve the request from Vidon Plastics, Inc. for the following variances to the landscaping requirements of Section 7.15.02 in order to expand their existing facility located at 3171 John Conley Drive due to the length of road frontage, the location of the Thumb Correctional Facility adjacent to the subject site and the need to avoid conflict with public safety concerns:

- A variance of 14 trees and 136 shrubs to the greenbelt area requirements;
- A variance of 57 trees to the buffer zone areas requirements; and
- A variance of 5 trees to the parking lot area requirements.

MOTION CARRIED.

OTHER BUSINESS

It was the consensus of the board to postpone election of a Vice Chairman until the next meeting.

Discussion was held regarding the use of staff's opinion in the presentation materials.

ADJOURNMENT

There being no further business, it was moved by Mr. Bennett and supported by Mr. Parsch to adjourn the meeting at 7:41 p.m.

Mr. Joe Black
Chairman