

**CITY OF LAPEER  
MINUTES OF A REGULAR  
ZONING BOARD OF APPEALS MEETING  
AUGUST 24, 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, August 24, 2015 at 7:00 p.m.

**Members Present:** Ms. Debbie Marquardt, Ms. Linda Ambrose, Mr. Wes Butterfield and Mr. A. Wayne Bennett.

**Members Absent:** Chairman Joe Black, Mr. Paul Parsch, Mr. Nate Scramlin and Mr. Bernard Jocuns.

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

Ms. Marquardt chaired the meeting which was called to order at 7:24 p.m.

**MINUTES**

It was moved by Ms. Ambrose and supported by Mr. Bennett to approve the minutes of the meeting held on July 27, 2015 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments at this time.

**PUBLIC HEARING SCHEDULED**

**Lapeer Business Center – 3056 Davison Rd. – Off Street Parking Space Setback**

Ms. Jackman reviewed the request from Lapeer Business Center for a variance to Section 7.06.03 in order to allow a new barrier free parking space to be created at a zero (0) setback from the right-of-way at 3056 Davison Road. Ms. Jackman reviewed the site location which is zoned B-2 General Business and stated that a 10 foot setback is required, that the proposed location of the space is the most practical location on the site which is in close proximity to the building's existing barrier free ramp and that existing landscaping and mailboxes in the area will be removed and relocated.

Ms. Jackman reported the right-of-way width is 60 feet, that the site has a large amount of green space in front and recommended that the existing landscaping in the proposed parking space location could be relocated elsewhere on the site. Ms. Jackman reviewed the site plan, location of the 16 foot area shown for the barrier free space, the location of additional parking, photos of the site and the standards to be met in order to grant the variance.

Discussion was held regarding the fact the existing handicap parking on the site will remain in place.

Ms. Marlene Zajenkauskas of Lapeer Business Center reviewed an alternate design to access the proposed space from Davison Road which would not be allowed due to a portion of the parking area being located within the right-of-way and snow removal issues.

Ms. Marquardt opened the public hearing at 7:38 p.m.

Mr. Frank Butterfield, 525 Adams Street, was present and stated the barrier free space area needs to be kept clear and constructed level to make sure a wheelchair does not flip over backward.

Ms. Jackman stated the space would be required to meet the City's Construction Standards.

There being no further comments, the public hearing as closed at 7:40 p.m.

It was moved by Mr. Bennett and supported by Mr. Butterfield to approve the request from Lapeer Business Center for a variance to the requirements of Section 7.06.03 in order to create a new barrier free parking space with a zero setback at 3056 Davison Road.

**MOTION CARRIED.**

### **ADJOURNMENT**

There being no further business, it was moved by Mr. Bennett and supported by Ms. Ambrose to adjourn the meeting at 7:42 p.m. **MOTION CARRIED.**

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Mr. Joe Black  
Chairman