

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MAY 10, 2007**

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, May 10, 2007 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairperson Carman Turkelson, Commissioner Bill Sprague, Commissioner Mike Robinet, Commissioner Les Daum, Commissioner Dale Kerbyson, Commissioner Dave Sommerville and Commissioner Jennifer Hubbell.

Members Absent: Commissioner Jennell RaCosta.

Also Present: Ms. Linda Jackman, Planning Director, and Mr. Brian Sanada, Planning Administrator.

Chairman Black called the meeting to order at 6:30 p.m.

MINUTES

It was moved by Commissioner Daum and supported by Commissioner Sommerville to approve the minutes of the regular meeting of the Planning Commission held on April 12, 2007 as presented. **MOTION CARRIED.**

It was moved by Commissioner Robinet and supported by Commissioner Daum to approve the minutes of the special meeting held on April 26, 2007 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

Lapeer Church of the Nazarene – Master Plan Amendment – DeMille Blvd. Property

Ms. Jackman reviewed the request from the Lapeer Church of the Nazarene for a Master Plan amendment for a 43 acre vacant parcel on the north side of DeMille Boulevard west of the South Branch Shopping Center site from Residential to Commercial. Ms. Jackman stated that the request is unfortunate in timing due to the fact that the update of the new City Wide Master Plan is in the beginning stages.

Discussion was held regarding the DeMille/Millville Corridor Study, the need to determine a transition area for the DeMille Boulevard area between commercial and residential, the fact that the subject site is critical in the equation in determining a transition area, the need for the master plan study consultants to study and analyze the subject area and the fact that it would be premature to hold the requested public hearing to amend the master plan designation for the church's site at this time.

After discussion, it was moved by Commissioner Daum and supported by Commissioner Sprague to deny the request from the Lapeer Church of the Nazarene to schedule a public hearing in order to consider amending the Master Plan map designation for their property located on the north side of DeMille Boulevard west of the South Branch Shopping Center.

Yeas: Commissioners Daum, Sprague, Hubbell, Turkelson, Black, Kerbyson and Sommerville.

Nays: Commissioner Robinet.

Absent: Commissioner RaCosta.

Abstain: None.

MOTION CARRIED.

Ordinance Amendment – Retail Parking Requirements – Article 7.17.E

Ms. Jackman reviewed the proposal to amend the retail parking requirements of Article 7.17.E stating that comments have been received from various developers that the City's requirements are too high and that a comparison with other similar sized communities was conducted. Ms. Jackman reported that in some instances retail parking requirements are based on Gross Floor Area and Gross Leasable Floor Area rather than Usable Floor Area.

Discussion was held regarding contacting area developers to solicit comments regarding the proposed amendments.

After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Robinet to schedule a public hearing for 6:30 p.m. on June 14, 2007 in order to consider amending the retail parking requirements of Article 7.17.E and to add to the definition of Floor Area to Article 7.02. **MOTION CARRIED.**

PUBLIC HEARINGS SCHEDULED

There were no public hearings to be scheduled.

SITE PLAN REVIEWS

JYMAR Enterprises–Gas Station/Fast Food Restaurant–John Conley/Lake Nepessing

Ms. Jackman reviewed the site plan received from JYMAR Enterprises for a CMS Oil gas station/drive-thru fast food restaurant to be located on Lot #1 of the Lapeer Industrial & Research Park at the northeast corner of John Conley Drive and Lake Nepessing Road stating that the required special use permits have been approved and reviewed the revised site plan received which includes four curb cuts/access drives in order to separate semi-truck and passenger vehicle traffic. Ms. Jackman reviewed the on-site traffic flow, on-site parking, semi-truck parking area, the additional landscaping area added to the southeast corner of the site, the variance required for the number of curb cuts and the proposed building elevation. Ms. Jackman reported that the red color included in the proposed exterior building materials is not in character with other buildings in the industrial park and needs to be altered or toned down in order to be more in character with the other buildings per the special use permit requirements.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Daum to approve the site plan received from JYMAR Enterprises for construction of a gas station/drive-thru fast food restaurant on Lot #1 in the Lapeer Industrial & Research Park located at the northeast corner of John Conley Drive and Lake Nepessing Road contingent upon:

- ZBA approval of variance request for the number of curb cuts allowed;
- Revision of accent colors of proposed building; and
- Remaining City Staff concerns being addressed during engineering review.

MOTION CARRIED.

Energy Steel – 3123 John Conley Drive

Ms. Jackman reviewed the site plan received for the construction of Energy Steel, a 55,500 square foot industrial building to be located on an 8 acre vacant parcel at 3123 John Conley Drive. Ms. Jackman reviewed the site location stating the main entrance will be located on John Conley Drive which will be extended along the site with a secondary access off of John Conley Drive South. Ms. Jackman stated that the proposed landscaping requirements require two additional trees to be installed on the site.

After discussion regarding the requirements for fire truck access, it was moved by Commissioner Daum and supported by Commissioner Kerbyson to approve the site plan received for the construction of Energy Steel to be located at 3123 John Conley Drive contingent upon remaining City Staff concerns being addressed during engineering review. **MOTION CARRIED.**

OTHER BUSINESS

Ms. Jackman updated the board on tentative meeting dates regarding the new Master Plan stating that the Charrette is scheduled for June 6, 7 and 8 and that the website is up and running. Discussion was held regarding the Stake Holder's list and the need to contact various developers and business owners in the community to solicit their input in the master plan update process.

ADJOURNMENT

There being no further business, it was moved by Commissioner Robinet and supported by Commissioner Sprague to adjourn the meeting at 6:52 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary