

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JULY 12, 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, July 12, 2007 at 6:30 p.m.

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

Members Absent: Commissioner Les Daum, Commissioner Jennell RaCosta and Commissioner Dale Kerbyson.

Also Present: Ms. Linda Jackman, Planning Director, Mr. Brian Sanada, Planning Administrator, and Mr. Tom Hubbell, City Assessor.

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

MINUTES

It was moved by Commissioner Robinet and supported by Commissioner Sprague to approve the minutes of the regular meeting held on June 12, 2007 as presented.
MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

Rite Aid Pharmacy – Special Use Permit for Drive-Thru – NW Corner of Genesee & Main

Ms. Jackman reviewed the request received from Rite Aid for a Special Conditional Use Permit in order to construct a drive-thru pharmacy on the western portion of their new building site located at the northwest corner of Genesee Street and Main Street. Ms. Jackman reviewed the revised site plan, the status of the site plan review for the project and stated that the traffic study has been completed and forward to City staff for review. Ms. Jackman reviewed the proposed parking layout, the site's access drive locations and the location of the two lane drive-thru operation on the west side of the proposed building which is an accessory use permitted in the B-1 Neighborhood Business District.

Discussion was held regarding whether the drive-thru was shown on the original conceptual plans, the reasoning for having two drive-thru windows, the access drive to the new parking area to be constructed on the south side of the White building and the proposal to design the Genesee Street access drive as right-turn entrance and right-turn exit only in order to avoid left turns on Genesee Street.

Chairman Black opened the public hearing at 6:39 p.m.

Mr. Bill Gross, of Gross Properties/Triple G Development, was present and introduced Lou Frango of Rite Aid, Brian Fabo of Atwell Hicks, his partner Dennis Gannon, Mr. Kevin Rose of Lapeer Community Schools and Ms. Lorraine Grinnell of Lapeer Community Schools. Mr. Gross stated that there will be an easement agreement with the schools to utilize the access drive along the White building to help alleviate traffic and provide another access point to the Rite Aid site and that Triple G Development has entered into a Development Agreement with the City to address the City's architectural design concerns for development of the site.

Mr. Dave Hodge, 1035 W. Genesee Street, stated that he lives across the street from the site, that the pharmacy is dumping traffic onto Genesee Street in front of his driveway, that he will not be able to get of his driveway and that people will cut through the pharmacy site to avoid the traffic light at Genesee Street and Main Street.

There being no further comments, the public hearing was closed at 6:44 p.m.

Commissioner Turkelson expressed reservations regarding the proposed drive-thru and the need to maintain the historical character of the neighborhood.

Discussion was held regarding the need for the drive-thru operation for the pharmacy to be competitive, the status of the site plan review and traffic study review, attention being given to the architectural design of the building, the trees located on the site, the amount of traffic previously generated by the White Building when used as a school and the possibility of tabling action on the request until the site plan is available for review by the Planning Commission.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Hubbell to approve the request from Rite Aid for a Special Conditional Use Permit in order to operate a drive-thru at the new pharmacy to be constructed at the northwest corner of Genesee Street and Main Street.

Yeas: Commissioner Robinet, Commissioner Hubbell, Commissioner Black and Commissioner Sprague.

Nays: Commissioner Turkelson and Commissioner Sommerville.

Absent: Commissioner Daum, Commissioner Kerbyson and Commissioner RaCosta.

Abstain: None.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Ms. Jackman updated the Commission on the status of City and Lapeer Township review of the site plan submitted for the Lowe's development at the southeast corner of M-24 and Turrill Road.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sprague and supported by Mr. Robinet to adjourn the meeting at 7:02 p.m.

Mr. Dale Kerbyson
Secretary