

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
SEPTEMBER 13, 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, September 13, 2007 at 6:30 p.m.

**Members Present:** Chairman Joe Black, Commissioner Jennell RaCosta, Commissioner Mike Robinet, Commissioner Les Daum and Commissioner Dale Kerbyson.

**Members Absent:** Vice Chairman Carman Turkelson, Commissioner Jennifer Hubbell, Commissioner Dave Sommerville and Commissioner Bill Sprague.

**Also Present:** Ms. Linda Jackman, Planning Director.

Chairman Black called the meeting to order at 6:32 p.m.

**MINUTES**

It was moved by Commissioner Robinet and supported by Commissioner RaCosta to approve the minutes of the regular meeting held on August 9, 2007 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS TO BE SCHEDULED**

**ELGA Credit Union – Special Use Permit – 799 Harrison Street**

It was moved by Commissioner Robinet and supported by Commissioner Kerbyson to schedule a public hearing for 6:30 p.m. on October 11, 2007 in order to consider the request from ELGA Credit Union for a Special Conditional Use Permit in order to operate a drive-thru at their new location at 799 Harrison Street. **MOTION CARRIED.**

**Lanza – Rezoning – 235 & 993 Millville – RM to Office or Commercial**

Ms. Jackman reviewed the request from Andrew and Shannon Lanza to rezone 235 & 993 Millville Road from Multiple Family Residential to Office or Commercial zoning. After discussion, it was moved by Commissioner Robinet and supported by Commissioner RaCosta to schedule a public hearing for 6:30 p.m. on October 11, 2007 in order to consider the request from Andrew & Shannon Lanza to rezone 235 & 993 Millville Road from RM to Office or Commercial. **MOTION CARRIED.**

**PUBLIC HEARINGS SCHEDULED**

There were no public hearings scheduled.

## **SITE PLAN REVIEWS**

### **ELGA Credit Union – 799 Harrison Street**

Ms. Jackman reviewed the site plan received from ELGA Credit Union for construction of a new 5,938 sq. ft. building at 799 Harrison Street. Ms. Jackman reviewed proposed curb cut locations, sidewalk to be added along Harrison Street, the proposed drive up lanes and stacking space, the landscaping plan, utilities and building design elevations.

Mr. Jim Sporer of CHMP, Mr. Will Hall of Will H. Hall Construction, and Ms. Karen Church, of ELGA Credit Union were present.

Mr. Jim Sporer stated that all remaining issues will be addressed on the revised site plans.

Discussion was held regarding whether to approve the site plan prior to approving the pending Special Conditional Use Permit for the drive-thru operation.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner RaCosta to approve the site plan submitted for the new ELGA Credit Union to be constructed on the vacant parcel known as 799 Harrison Street contingent upon approval of the Special Conditional Use Permit for the drive-thru operation and the remaining staff comments being resolved during engineering review.

**Yeas:** Commissioners Robinet, RaCosta, Black and Kerbyson.

**Nays:** Commissioner Daum.

**Absent:** Commissioners Turkelson, Sommerville, Hubbell and Sprague.

**Abstain:** None.

**MOTION CARRIED.**

## **OTHER BUSINESS**

### **Use Determination – CMS Station - Drive-Up ATM – 373 Lake Nepessing Road**

Ms. Jackman reviewed the request from CMS Oil Company for approval for installation of a drive-up ATM at their new gas station facility currently under construction at 373 Lake Nepessing Road. Ms. Jackman reviewed the proposed location of the ATM, the memo from Police Chief Todd Alexander expressing various concerns regarding the ATM and stated that the specific use is not addressed in the zoning ordinance. Ms. Jackman reviewed the ordinance language regarding accessory and other uses within the I-2 Planned Industrial district in Article 7.13.B.5 and 7.13.5.6.

Discussion was held regarding the direction of the traffic accessing the ATM, other possible locations for the ATM and whether the design can be amended to change the direction of the traffic flow for the drive-up ATM.

Mr. Butch Yerian, of CMS Oil Company, was present and stated that the station will be open 24 hours with staff available to address any issues with the ATM, that the building will have security cameras monitoring the entire site and that the proposed location is the best spot available on the site to locate the drive-up ATM.

After discussion, it was moved by Commissioner Daum and supported by Commissioner Robinet to determine that the proposed drive-up ATM use at the CMS Oil Station located at 373 Lake Nepessing Road is permitted as a use of similar and no more objectionable character pursuant to Article 7.13.B.6.

**Yeas:** Commissioners Daum, Robinet, RaCosta, and Black.

**Nays:** Commissioner Kerbyson.

**Absent:** Commissioners Turkelson, Sommerville, Hubbell and Sprague.

**Abstain:** None.

**MOTION CARRIED.**

### **Lapeer Market Place – Site Plan Changes Update**

Ms. Jackman updated the commission on changes to the site plan for the additional retail building at the Lapeer Market Place and the correspondence from the City Attorney concerning whether the property owners can be required to come back to the Planning Commission due to the changes. Ms. Jackman reviewed the City of Lapeer process for reviewing and approving site plan changes and stated that the changes were reviewed by City staff administratively and that the decision was made not to require the property owner to bring the site plan back before the Planning Commission.

### **New City-Wide Master Plan – Chapter 1 Thru Chapter 3**

Mr. Rob Nesbitt of LSL Planning, Inc. and Mr. Doug Piggott of Rowe Incorporated were present and provided a review of Chapter 1 and Chapter 2 of the first draft of the new City of Lapeer Master Plan.

Mr. Nesbitt reviewed Chapter 1, An Introduction to the Lapeer Master Plan, which outlines the process followed in development of the plan and the process required for adoption of the plan and identifies various planning considerations such as the land use patterns of the surrounding townships, opportunities and constraints.

Discussion was held regarding the M-24 Corridor Plan which is separate from the Lapeer Township Land Use Plan.

Mr. Doug Piggott reviewed Chapter 2, A Vision for Land Use and Development in Lapeer, which identifies the existing land use breakdown, the nonconforming inconsistencies with existing land uses, reviews the less intensive and more intensive categories of nonconforming uses, the future land use plan and map and land use goals and objectives. Mr. Piggott reviewed the intent of the plan to tie future land use classifications to existing zoning district classifications and condense the various single family residential zoning classifications into low, medium and high density single family residential classifications.

Discussion was held regarding various revisions to be made to the first draft of the Future Land Use Map, options for addressing the future development of various areas of the City including the southwest corner of M-24 and W. Genesee Street, the White Junior High building and surrounding property, the area surrounding the existing Lapeer Regional Medical Center Hospital and Cancer Center and options for designating a break between commercial and residential uses on DeMille Boulevard west of the South Branch Shopping Center.

Discussion was also held regarding the ratio of the existing land use breakdown, the need to determine the ratio of the proposed land use breakdowns after the master plan is completed, the undeveloped acreage included for the Oakdale property and recently annexed property in Lapeer Township, the designations of the annexed Lapeer Township property, the Auto Commercial classification, the Mixed Use Classification and whether or not there are any benefits to establishing a Public/Park zoning classification. Discussion was also held regarding identifying and differentiating uses for areas beyond the current City limit boundaries, various specific areas on the map for possible changes and designation of a hospital or medical use classification separate from the general office classification.

Mr. Nesbitt reported that Anderson Economic Group is reviewing the draft plan to determine whether the distribution of land uses are economically feasible.

Mr. Nesbitt briefly reviewed the content of Chapter 3, Critical Issues by Area.

Discussion was held regarding the need to allow the Planning Commission time to review the plan and map in order to provide comments to Ms. Jackman and scheduling a special meeting to continue review of the first draft of the plan. After discussion, it was the consensus of the commission to provide commissioners with large copies of the Future Land Use map for review and comment and to schedule a special meeting for 6:30 p.m. on September 26, 2007.

### **ADJOURNMENT**

There being no further business, it was the consensus of the Commission to adjourn the meeting at 8:27 p.m.