

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
OCTOBER 11, 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, October 11, 2007 at 6:30 p.m.

**Members Present:** Chairman Joe Black, Commissioner Les Daum, Commissioner Jennifer Hubbell, Commissioner Dave Sommerville and Commissioner Bill Sprague.

**Members Absent:** Vice Chairperson Carman Turkelson, Commissioner Jennell RaCosta, Commissioner Mike Robinet and Commissioner Dale Kerbyson.

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

Chairman Black called the meeting to order at 6:36 p.m.

**MINUTES**

It was moved by Commissioner Daum and supported by Commissioner Hubbell to approve the minutes of the regular meeting held on September 13, 2007 as presented.  
**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS TO BE SCHEDULED**

There were no public hearings to be scheduled.

**PUBLIC HEARINGS SCHEDULED**

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

Ms. Jackman reviewed 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. Ms. Jackman reviewed the site location stating that the site plan received approval at the September meeting and that the special use permit is the last step in the approval process. Ms. Jackman also reviewed the conditions required for the permit including the buffering requirement for adjacent residential zoned parcels and reported that the vacant residential parcel to the south is master planned as commercial, that the drive thru is located on the north side of the site and that the drive thru will be shielded by the building and landscaping and will not impact the adjacent residential lot.

Chairman Black opened the public hearing at 6:38 p.m.

There being no comments, the public hearing was closed.

It was moved by Commissioner Daum and supported by Commissioner Hubbell to approve 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.**

**Rezoning – Lanza - 235 & 993 Millville – RM Multiple-Family to OS-1 Office Service**

Ms. Jackman reviewed the request from Andrew and Shannon Lanza to rezone the properties known as 235 & 993 Millville Road from RM Multiple-Family Residential to Office or Commercial zoning. Ms. Jackman reviewed the site location, the history of the master plan amendments for the site and the City Attorney's opinion that the second Master Plan amendment in December 2004 from Multiple Family to Office takes precedence over the October 2003 Master Plan amendment from Multiple Family to General Business. Ms. Jackman also reviewed the zoning and master plan designations of the surrounding properties, the residential growth in the area and stated that an office use is less intense than a commercial use. Ms. Jackman reported that there is no specific use plan for the site currently, that the conceptual plan provided is for information as to how the two parcels may be able to be utilized and that the rezoning will enable the owners to market the property to developers.

Chairman Black opened the public hearing at 6:45 p.m.

Mr. Andrew Lanza was present and stated that there is no current development planned, that he has spoken with some doctors and that he has been contacted by the Lapeer County Road Commission regarding the need to install a right turn lane at the corner of Millville and Oregon from eastbound Oregon onto southbound Millville which would encroach into the front yard and that removal of the corner house would benefit the Road Commission's needs and improve visibility issues at the corner.

There being no further comments, the public hearing was closed at 6.48 p.m.

Discussion was held regarding the current master plan designation of the property and the fact that there is no current development plan for the site.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Hubbell to recommend the City Commission approve the request from Andrew and Shannon Lanza to rezone 235 & 993 Millville Road from RM Multiple Family Residential to OS-1 Office Service.

**MOTION CARRIED.**

**SITE PLAN REVIEWS**

There were no site plans to be reviewed.

**OTHER BUSINESS**

**New City-Wide Master Plan – Draft #2**

Ms. Jackman distributed the second draft of the new City of Lapeer Master Plan for the commission's review and reported that the Master Plan will be placed on the November 9<sup>th</sup> regular meeting agenda for review and discussion.

Discussion was also held regarding the status and policy for installation of the final asphalt wearing course in the Brookwood and Woodbridge subdivision developments and various portable signs in the Saginaw/Genesee intersection vicinity that require investigation by the Code Enforcement department for potential violations.

**ADJOURNMENT**

There being no further business, it was moved by Commissioner Daum and supported by Commissioner Sprague to adjourn the meeting at 6:57 p.m. **MOTION CARRIED.**