

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
NOVEMBER 8, 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, November 8, 2007 at 6:30 p.m.

**Members Present:** Commissioner Bill Sprague, Commissioner Jennifer Hubbell, Commissioner Jennell RaCosta, Commissioner Dale Kerbyson and Commissioner Dave Sommerville.

**Members Absent:** Chairman Joe Black, Vice Chairperson Carman Turkelson, Commissioner Mike Robinet and Commissioner Les Daum.

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

Commissioner Sprague chaired the meeting which was called to order at 6:42 p.m.

**MINUTES**

It was moved by Commissioner Sommerville and supported by Commissioner Kerbyson to approve the minutes of the regular meeting held on October 11, 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**

There were no public hearing scheduled.

**SITE PLAN REVIEWS**

There were no site plans to be reviewed.

**OTHER BUSINESS**

Ms. Jackman reviewed the status of New City-Wide Master Plan stating that after the Planning Commission's review and requested changes are made to second draft of the Master Plan, the plan needs to be forwarded to the City Commission for their review and authorization to distribute the plan.

Mr. Doug Piggott, of Rowe Incorporated, and Mr. Rob Nesbitt, of LSL Planning, were present. Mr. Piggott distributed the Anderson Economic Group's review of the draft plan and the Zoning Ordinance Technical Analysis report.

Discussion was held regarding the definition, concept and concerns regarding the Mixed Use designation and the Planned Unit Development designation. Discussion was held regarding the designations shown for various areas on the draft Future Land Use Map including amending the residential designation of property located on the north side of Turrill Road to PUD, amending the Mixed Use designation to Residential for the existing residential developments on the Rolling Hills Golf Course area and amending the Office designation of the parcels fronting the east side of M-24 recently annexed from Lapeer Township to a Commercial use while enabling the City to restrict the development of drive-thru fast food restaurants.

Discussion was also held regarding how far south of the hospital area to extend the Office designation on the east and west sides of M-24, potential development of the parcels on the east side of M-24 between Second Street and Oregon Street, the use designations shown for the White Jr. High School site, the new Rite Aid site and amending the Mixed Use designation limits shown for the White Jr. High site to include the existing Perkins greenhouse. Discussion was held regarding text included in the plan to address future development of the residential properties on the south side of Genesee adjacent to the new Rite Aid and White Jr. High sites.

Discussion was held regarding changes needed to the use designations of the City Community Center and surrounding parcels, whether to include a reference to the John Conley Drive/DeMille Boulevard connection and correspondence received from the American Legion Post requesting a Commercial designation for their property on Genesee Street.

After discussion, it was the consensus of the commission to forward the new City Master Plan to the City Commission after incorporating the required changes as discussed.

### **M-24 Access Management Study**

Ms. Jackman requested a volunteer from the Planning Commission to serve on the M-24 Access Management Study Committee. The commission requested Ms. Jackman contact Commissioner Robinet regarding serving on the committee.

### **ADJOURNMENT**

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Sommerville to adjourn the meeting at 8:47 p.m. **MOTION CARRIED.**

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Mr. Dale Kerbyson  
Secretary