

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
AUGUST 14, 2008**

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, August 14, 2008 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Jennifer Hubbell, Commissioner Mike Robinet, and Commissioner Dale Kerbyson.

Members Absent: Commissioner Jennell RaCosta, Commissioner Les Daum, Commissioner Dave Sommerville and Commissioner Bill Ogden.

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

Chairman Black called the meeting to order at 6:33 p.m.

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the minutes of the regular meeting held on July 10, 2008 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no comments from the public at this time.

PUBLIC HEARINGS TO BE SCHEDULED

Engelman – Rezoning – 524 Imlay City Rd. (Parcel #21-36-502-040-00) I-1 to B-2

Ms. Jackman reviewed the request from Thomas & Janet Engelman to rezone their vacant property on Imlay City Road from I-1 to B-2.

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to schedule a public hearing for 6:30 p.m. on September 11, 2008 to consider the request from Thomas & Janet Engleman to rezone their property located east of and adjacent to 524 Imlay City Road known as Parcel #21-36-502-040-00 from I-1 Industrial to B-2 General Business. **MOTION CARRIED.**

Felton – Special Use Permit – Restaurant Operation – 524 Imlay City Rd.

Ms. Jackman reviewed the request from John Felton for a Special Conditional Use Permit in order to permit a restaurant operation at his property located at 524 Imlay City Road. Ms. Jackman reviewed the site location and stated the property is zoned I-1 Industrial.

It was moved by Commissioner Robinet and supported by Commissioner Hubbell to schedule a public hearing for 6:30 p.m. on September 11, 2008 to consider the request from John Felton for a Special Conditional Use Permit in order to permit a restaurant operation in an I-1 Industrial District at 524 Imlay City Road. **MOTION CARRIED.**

PUBLIC HEARINGS SCHEDULED

Roach – Rezoning – 1048 S. Lapeer Rd. – R-5 to B-2

Ms. Jackman reviewed the request received from James Roach to rezone a 7.14 acre parcel known as 1048 S. Lapeer Road from R-5 One Family Residential to B-2 General Business. Ms. Jackman reviewed the site location and reported that the property is located in the annexation by choice area in the agreement with Lapeer Township, that the property was annexed into the City approximately one year ago, that the rezoning is requested by the owner for marketing purposes and that the request is in compliance with the Master Plan which designates the area as commercial.

Discussion was held regarding the uses surrounding the subject site and whether the adjacent properties have the option to annex into the City.

Chairman Black opened the public hearing at 6:41 p.m.

Mr. Tom Adams, 1057 Baldwin Road, was present and state he is opposed to the rezoning to B-2 General Business, that the site is surrounded by residential properties and that he would have no objection to a rezoning to office as a buffer to the residential.

Mr. James Roach was present and stated that the property has been in his family since the 1950's, that the site is 400 feet south of the new Taco Bell, the he believes the intent of the owners of the property located north of his property is to rezone to commercial also, that his property has 500 feet of frontage on M-24 and 146 feet of frontage on Baldwin Road, that his property is at the southern limits of property on M-24 master planned for commercial, that his property was annexed from Lapeer Township in December, that he has been working with City staff on sewer and water services for the site, that there is no current site plan for development, that the development will depend on the buyer and that he envisions possible restaurants along M-24 with offices in the back.

There being no further comments, the public hearing was closed at 6:45 p.m.

Discussion was held regarding whether to rezone the property before a specific development is proposed, issues with marketing the property as commercial before the rezoning has occurred, the request's conformance with the Master Plan and buffering requirements to residential properties.

After discussion, it was moved by Commissioner Kerbyson and supported by Commissioner Sprague to recommend the City Commission approve the request from James Roach to rezone the property known as 1048 S. Lapeer Road from R-5 One Family Residential to B-2 General Business. **MOTION CARRIED.**

National City Bank – Rezoning – 948 S. Main (West .75 Acres) – R-4 to B-2

Ms. Jackman reviewed the request received from National City Bank to rezone the west .75 acres of vacant land on the property known as 948 S. Main from R-4 One Family Residential to B-2 General Business. Ms. Jackman reviewed the site location, the split zoning designation of the parcel and the need for additional parking on the site. Ms. Jackman stated that the employees are currently parking on the temporary gravel surface, that the site plan will be reviewed administratively, that the rezoning is in compliance with the Master Plan and that 20 additional spaces will be provided.

Chairman Black opened the public hearing at 6:51 p.m.

There being no comments, the public hearing was closed.

Discussion was held regarding the proposed location of the parking area on the site and greenbelt requirements to be met.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Robinet to recommend the City Commission approve the request from National City Bank to rezone the west .75 acres of the property known as 948 S. Main Street from R-4 One Family Residential to B-2 General Business. **MOTION CARRIED.**

SITE PLAN REVIEWS

Walgreens – 571/591 S. Main Street

Ms. Jackman reviewed the site plan received for construction of Walgreens to be located at the properties known as 571/591 S. Main Street. Ms. Jackman reviewed the site location, which currently consists of the former Taco Bell, a gas station and a car wash, and the original location of a detention pond on the site. Ms. Jackman reported that the detention pond has been removed from the plan and an alternate plan for storm water detention is proposed, that the Main Street access drive is in line with a drive on the west side of Main Street and that MDOT has approved the curb cut location.

Ms. Jackman also reviewed the landscape plan, the building elevation design, various items in conformance with the zoning ordinance and stated that the special use permit for the drive-thru pharmacy was approved at the June meeting. Ms. Jackman reviewed the traffic generation study information provided by City Staff and the Walgreen's engineers for the existing and proposed uses resulting in a significant decrease in projected traffic to be generated by Walgreens as opposed to the current uses on the site.

Discussion was held regarding the connection to Oak Street, semi truck traffic flow on the site, the request from a citizen for 10 foot wide parking spaces and the proposed 9 foot wide spaces shown which is in conformance with the City's requirements.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the site plan received for the construction of Walgreens to be located at 571/591 S. Main Street contingent upon all remaining staff comments being addressed during the engineering review stage. **MOTION CARRIED.**

OTHER BUSINESS

Zoning Ordinance Update

Ms. Jackman updated the commission on the Zoning Ordinance Update project stating that the team of LSL Planning and Rowe Incorporated will be contracted for the project and reviewed the proposed overview of the project, the recommended work plan and summary of meetings. Discussion was held regarding the project budget and whether LSL Planning is within the price range of other potential companies.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Kerbyson to approve the Zoning Ordinance Update by LSL Planning and to support the work plan. **MOTION CARRIED.**

Lapeer City/Township Joint Committee

Ms. Jackman updated the commission on the recent meetings and preliminary suggested setbacks for property development in the annexation area along M-24.

Site Plan Submittals

Ms. Jackman requested the commissioner's opinion on including 11x17 sized site plans in the agenda packets rather than the large full sized plans in an effort to conserve paper and reduce mailing costs. It was the consensus of the commissioners present that the 11x17 size plans are sufficient if legible and to investigate the possibility of utilizing a zip drive media format for the Planning Commission agendas and site plans.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Sprague to adjourn the meeting at 7:19 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary