

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JANUARY 10, 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, January 10, 2008 at 6:30 p.m.

Members Present: Chairman Joe Black, Commissioner Jennell RaCosta, Commissioner Les Daum, Commissioner Mike Robinet, Commissioner Jennifer Hubbell, Commissioner Bill Sprague and Commissioner Dale Kerbyson.

Members Absent: Vice Chairperson Carman Turkelson and Commissioner Dave Sommerville.

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 6:30 p.m.

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the minutes of the regular meeting held on November 8, 2007 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

Ms. Jackman introduced Brent Bajdek as the new Planning Administrator to the commission.

PUBLIC HEARINGS TO BE SCHEDULED

Richardson – Rezoning – Parcels North of 3300 Davison Rd. RM to B-2:

Ms. Jackman reviewed the request from Mason Richardson to rezone two small parcels of land adjacent to the north side of his property located at 3300 Davison Road from RM Multiple-Family to B-2 General Business. Discussion was held regarding the need to investigate the location of the City's easement near the subject area.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Daum to schedule a public hearing for 6:30 p.m. on February 14, 2008 to consider rezoning two parcels of land adjacent to the property known as 3300 Davison Road from RM Multiple Family Residential to B-2 General Business. **MOTION CARRIED.**

City Initiated – Rezoning – Westerly 63 Acres of Rolling Hills Golf Course RM to R-4:

Ms. Jackman reviewed the City-initiated request to rezone the westerly 63 acres of Rolling Hills Golf Course from RM Multiple Family to R-4 Single Family Residential stating that the property was rezoned from RM to R-4 as a Conditional Rezoning effective December 2005, that the two year period for substantial progress has expired and the current owner has no interest in pursuing the multiple family development plan.

Discussion was held regarding the status of the lot split required for the commercial property owned by Mason Richardson along Davison Road and the proper order in which to consider the two related rezoning requests.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Sprague to schedule a public hearing for 6:30 p.m. on February 14, 2008 to consider rezoning the westerly 63 acres of Rolling Hills Golf Course to reverse the zoning back from RM Multiple Family Residential to R-4 Single Family Residential. **MOTION CARRIED.**

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Master Plan – Public Hearing

Ms. Jackman requested a public hearing be scheduled to hear comments regarding the new City-Wide Master Plan. After discussion regarding notifying various boards, it was moved by Commissioner Daum and supported by Commissioner Kerbyson to schedule a public hearing for 6:30 p.m. on Thursday, February 21, 2008 to consider the second draft of the Master Plan. **MOTION CARRIED.**

Discussion was held regarding various outstanding issues of the new Master Plan including the need determine the proper designation for the County Center Building based on current use of the property, the designation for the property on M-24 located south of the hospital from Knollwood Drive south to Oregon Street, the limits of the PUD designation located in the new Rite Aid and Perkins Greenhouse area and the area east of the American Legion building on Genesee Street.

Discussion was held regarding areas shown on the Master Plan map not currently located in the City limits and various options for managing the development of fast food drive-thru operations in the recent Lapeer Township annexation area on M-24 north of Turrill Road. Ms. Jackman reported she is working with the consultants regarding determining various zoning ordinance amendments which will be required after adoption of the new Master Plan.

ADJOURNMENT

There being no further business, it was moved by Commissioner Daum and supported by Commissioner Kerbyson to adjourn the meeting at 7:06 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary