

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MARCH 13, 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, March 13, 2008 at 6:30 p.m.

Members Present: Commissioner Bill Sprague, Commissioner Bill Ogden, Commissioner Mike Robinet, Commissioner Dale Kerbyson, Commissioner Dave Sommerville and Commissioner Jennifer Hubbell.

Members Absent: Chairman Joe Black, Commissioner Les Daum and Commissioner Jennell RaCosta.

Also Present: Ms. Linda Jackman, Planning Director, and Mr. Brent Bajdek, Planning Administrator.

Commissioner Sprague chaired the meeting which was called to order at 6:30 p.m.

MINUTES

It was moved by Commissioner Robinet and supported by Commissioner Sommerville to approve the minutes of the regular meeting held on February 14, 2008 as presented.

MOTION CARRIED.

It was moved by Commissioner Robinet and supported by Commissioner Sommerville to approve the minutes of the special meeting held on February 21, 2008 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public at this time.

PUBLIC HEARINGS TO BE SCHEDULED

A-Frame Sign Ordinance Amendment – Article 7.17(J)(2)(I)

Ms. Jackman reviewed the proposed amendment to the A-Frame Sign Ordinance which has been recommended for approval by the Downtown Development Authority in order to enable the Public Safety Department to enforce the ordinance and increase the aesthetic quality of the signs.

It was moved by Commissioner Kerbyson and supported by Commissioner Ogden to schedule a public hearing for 6:30 p.m. on April 10, 2008 to consider amending Article 7.17(J)(2)(I) of the zoning ordinance regulating A-Frame Signs. **MOTION CARRIED.**

City / Rowe, Inc. – Special Use Permit for Water Storage Tank – 1069 S. Saginaw

Ms. Jackman reviewed the request from Rowe Incorporated, on behalf of the City of Lapeer, for a Special Conditional Use Permit in order to construct an on-ground water storage facility on the City-owned Lapeer Soccer Complex property located at 1069 S. Saginaw Street.

Mr. Doug Skylis, of Rowe, Inc., was present and provided an overview of the need for the water storage facility which is part of the utility expansion project to serve development in the M-24/I-69 annexation area. Mr. Skylis stated an at-grade tank is being proposed as opposed to an elevated tower and that the facility needs to be located in the proposed area in order to be near the water connection point on Saginaw Street for water pressure purposes. Mr. Skylis also reviewed the site plan, photo design rendering and exterior materials of the proposed tank stating that the tank will be 32 feet high and landscaped and that the booster station/soccer field maintenance building will be designed to match the Soccer Field concession building.

Discussion was held regarding the location of the drive serving the home located north of the subject site, the location of the tank on the site which was pushed back to line up with the rear yard area of the adjacent home, the setback variance required from the Zoning Board of Appeals, potential hazards created by a tank failure and the need to contact the adjacent property owner to review the plan prior to the public hearing.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Ogden to schedule a public hearing for 6:30 p.m. on April 10, 2008 to consider the request from Rowe, Inc. for a Special Conditional Use Permit for an on-ground water storage facility to be located at the Lapeer Soccer Complex at 1069 S. Saginaw Street. **MOTION CARRIED.**

PUBLIC HEARINGS SCHEDULED

Richardson – Rezoning – Parcels Adjacent to 3300 Davison Road

Ms. Jackman reviewed the request from Mason Richardson to rezone small parcels located adjacent to 3300 Davison Road which consists of rezoning two small parcels which are currently zoned R-4 to B-2 and two small parcels which are currently zoned B-2 to R-4. Ms. Jackman stated the request is basically a lot line adjustment rather than a rezoning, that there will be a slight increase in the size of the commercial parcel and that all required information on the lot split/combination required by the City Assessor's office has been provided.

Commissioner Sprague opened the public hearing at 6:50 p.m.

There being no comments, the public hearing was closed.

Discussion was held regarding the odd shape of the lot and the fact that there are no utility easement issues at the site.

After discussion, it was moved by Commissioner Ogden and supported by Commissioner Robinet to recommend the City Commission approve the request from Mason Richardson to rezone land adjacent to 3300 Davison Road as proposed which consists of rezoning two small parcels from R-4 One Family Residential to B-2 General Business and two small parcels from B-2 General Business to R-4 One Family Residential. **MOTION CARRIED.**

Master Plan – Draft Plan, Revisions & Remaining Items

Ms. Jackman reviewed the status of the Master Plan including proposed language changes and revisions made to the map based on actions taken at the last meeting and stated a continuation of the public hearing is required and stated that various correspondence regarding the master plan has been received and distributed to the Commission.

Commissioner Sprague opened the public hearing at 6:55 p.m.

Mr. John Loudermilk, 282 Mansfield Drive, was present and addressed the Commission regarding the designation of a vacant parcel located on Millville Road south of the entrance drive to Rolling Hills Apartments and six parcels in the Essex subdivision located on the north side of Davison Road adjacent to Devonshire Retirement Village.

Mr. Loudermilk stated that the utilities for the Devonshire Retirement Village and Devonshire Condos were designed to accommodate a strip mall development on the Davison Road parcels and requested that the master plan designation for the parcels allow for flexibility in development, that commercial is the highest and best use for the property and that there is too much traffic for residential development.

Mr. Loudermilk reviewed the plans for development of the Millville Road parcel as a twelve-unit low cost senior apartment complex with a target rental rate between \$500 and \$600 stating that the Rolling Hills Apartment property surrounding the site would lend itself well to such a development, that a formal rezoning application will be submitted soon, that the income requirements of the Devonshire Retirement Village development are out of reach for many seniors, that the development will be built utilizing private funding and requested the master plan designation for the parcel allow for the proposed development.

There being no further comments, the public hearing was closed at 7:13 p.m.

Discussion was held regarding the Millville Road parcel including the existing residential neighborhood in the area, the location and master plan designation of the existing Rolling Hills Apartments multiple family development, the viability of developing senior housing across from West High School, the need identified in the recent Housing Study for the type of senior housing being proposed, the potential that the property could be developed as regular multiple family not specifically restricted to seniors and the natural progression of the site to multiple family based on the existing development west of the subject area.

Discussion was held regarding the six parcels along Davison Road currently designated as PUD, the fact that it would be difficult to include the six lots into a PUD development for the larger parcel on the golf course, potential future plans for expansion of the Devonshire Retirement Village development and the office designation shown for the adjacent parcels located east and west of the subject six parcels.

After discussion, it was moved by Commissioner Ogden and supported by Commissioner Kerbyson to change the map designation of the 6 parcels on the north side of Davison Road adjacent to the Devonshire Retirement Village to Office.

Yeas: Commissioners Ogden, Kerbyson, Hubbell, Robinet and Sprague.

Nays: Commissioner Sommerville.

Abstain: None.

Absent: Commissioners Black, RaCosta and Daum.

MOTION CARRIED.

It was moved by Commissioner Robinet and supported by Commissioner Hubbell to change the map designation of the vacant 1.06 acre parcel on Millville Road identified as Parcel B located immediately south of the entrance to Rolling Hills Apartments as Multiple Family.

Yeas: Commissioners Robinet, Hubbell, Sprague and Ogden.

Nays: Commissioners Kerbyson and Sommerville.

Abstain: None.

Absent: Commissioners Black, Daum and RaCosta.

MOTION CARRIED.

Southwest Quadrant Strategy – Preservation of Park Land and Natural Features

Ms. Jackman updated the Commission on discussions with the City's Director of Parks and Recreation regarding the need to strengthen the master plan language to ensure the dedication of park land and preservation of the natural features in the area identified in the plan as the Southwest Quadrant. Discussion was held regarding the City's ability to place deed restrictions on the City-owned property at the time of sale and the current opportunity to put the preservation plan in the language of the master plan.

It was the consensus of the Commission to support the request to strengthen the language as proposed by City staff.

County Center Building Designation

Ms. Jackman reviewed the current master plan map Institutional/Recreational designation of the City-owned County Center Building property which also includes the City's Department of Public Works facility. Discussion was held regarding the current Industrial zoning designation of the parcel and current use of the properties.

It was the consensus of the Commission to continue to show the designation of the County Center Building parcel as Institutional/Recreational.

Former MESC Building Designation

Ms. Jackman updated the Commission on a correction to be made to show the designation of the former MESC building property on Court Street as Office rather than the current Industrial designation shown on the map.

Parcels West of Kohl's Development

Ms. Jackman reviewed the parcels west of the Kohl's development designated as Institutional/Recreational. Discussion was held regarding the proper designation for the property, the need to prevent the spread of commercial further west from Kohl's, the restrictions placed on developing the properties due to the amount of wetlands and floodplains in the area and the map designation shown for the property located on the south side of DeMille Boulevard.

After discussion, it was the consensus of the Commission to designate the area as PUD with a notation in the plan text requiring a mix of residential and office uses rather than commercial development.

American Legion Property

Ms. Jackman reviewed the map designation of the American Legion property currently shown as Commercial in the front and Institutional/Recreational in the back and reviewed the current use and zoning designation of the property.

It was the consensus of the Commission to designate the American Legion property as currently shown as Commercial in front and Institution/Recreational in the back.

Westwood Apartments – West of American Legion

Ms. Jackman updated the Commission on a correction needed to the map to show the designation of the Westwood Apartments as Multiple Family rather than Commercial.

Genesee Street Area Located West of Big Lots Plaza

Ms. Jackman reviewed the area fronting Genesee Street located west of the Big Lots Plaza currently designated as Institutional/Recreational and discussion was held regarding the proper designation for the area.

It was the consensus of the Commission to designate the Genesee Street area west of the Big Lots Plaza as PUD to line up with the PUD designated property located south of the railroad tracks and west of the Kohl's development.

County 911 & Vacant Property / City Public Safety Facility / National Guard Site

Ms. Jackman reviewed the Institutional/Recreational map designation of the area containing the County-owned 911 Facility, vacant former County Jail site, City-owned Public Safety Facility and National Guard Facility stating the area was formerly master planned for general business and single family residential development.

After discussion, it was the consensus of the Commission to designate the area containing the County 911 facility, former County Jail property, City Public Safety facility and National Guard facility as currently shown as Institutional/Recreational.

Vacant Land West of Existing Rolling Hills Estates Subdivision Development

Ms. Jackman reviewed the current PUD map designation shown for the vacant land located west of the existing Rolling Hills Estates Subdivision development and north of the Rolling Hills Golf Course stating the future development plans for the area include future phases of the Rolling Hills Estates Subdivision.

It was the consensus of the Commission to change the master plan map designation of the vacant land located west of the Rolling Hills Estate Subdivision and north of the Rolling Hills Golf Course to Residential.

Removal of Elba Island

Ms. Jackman reported the map boundaries will be adjusted to remove the Elba Island due to the recent annexation of the properties into the City of Lapeer.

Faith Christian Family Church Property – Davison Road – West of Whitman Parcel

Ms. Jackman reviewed the PUD designation of the recently annexed property from Elba Township on Davison Road currently owned by Faith Christian Family Church located west of the Whitman owned parcels adjacent to the Rolling Hills Golf Course. Discussion was held regarding the proper designation for the church property.

It was the consensus of the Commission to change the map designation for the Faith Christian Family Church property located on the north side of Davison Road to Institutional/Recreational.

Parcels Between Harrison Street and West Street

Ms. Jackman reviewed the current map designation of Office shown for several parcels located between Harrison Street and West Street stating the area was previously planned for commercial development.

It was the consensus of the Commission to change the map designation for the parcels located between Harrison Street and West Street to Commercial as proposed.

888 & 906 Baldwin Road Parcels

Ms. Jackman reported the map designations for 888 Baldwin Road and 906 Baldwin Road immediately south of the entrance to Meijer have been changed to Commercial as decided by the Commission at a previous meeting.

Ms. Jackman reported that the map boundaries will be corrected, that the various revisions to the plan will be made and the final draft of the Master Plan will be presented at the April 10th meeting for approval to send the plan to the City Commission for consideration.

OTHER BUSINESS

Election of Vice Chairman

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Sommerville to elect Commissioner Sprague as Vice Chairman. **MOTION CARRIED.**

ADJOURNMENT

There being no further business, it was moved by Commissioner Robinet and supported by Commissioner Sommerville to adjourn the meeting at 7:58 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary