

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
MARCH 12, 2009**

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 12, 2009 at 6:30 p.m.

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

**Members Absent:** Vice Chairman Bill Sprague and Commissioner Bill Ogden.

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

Commissioner Kerbyson called the meeting to order at 6:31 p.m.

**MINUTES**

It was moved by Commissioner Sommerville and supported by Commissioner Daum to approve the minutes of the regular meeting held on December 11, 2008 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no comments from the public at this time.

Chairman Black arrived at 6:33 p.m. and began chairing the meeting.

**PUBLIC HEARINGS TO BE SCHEDULED**

**Lapeer Commons PUD Development – Condominium Approval**

Ms. Jackman reviewed the request from Hakaw Enterprises for condominium approval for the Lapeer Commons PUD Development located on the 7 acre parcel formerly known as 1048 S. Lapeer Road stating the conceptual plan was reviewed during the PUD rezoning process and that an additional public hearing by the Planning Commission is required before being submitted to the City Commission for approval.

It was moved by Commissioner Kerbyson and supported by Commissioner Daum to schedule a public hearing for 6:30 p.m. on April 9, 2009 in order to review the Lapeer Commons Condominium Plan. **MOTION CARRIED.**

**PUBLIC HEARINGS SCHEDULED**

There were no public hearings scheduled.

**SITE PLAN REVIEWS**

There were no site plans to be reviewed.

## **OTHER BUSINESS**

### **Use Determination – Head Start – 3333 John Conley Dr. (I-2 Planned Industrial)**

Ms. Jackman reviewed the request from PTL Engineering and NEMSCA Head Start pre-school for a Use Determination in order to allow the Head Start pre-school operation to relocate from the Mott College building to the PTL Engineering building located at 3333 John Conley Drive which is zoned I-2 Planned Industrial. Ms. Jackman stated Head Start proposes to occupy 11,000 sq. ft. of the 15,000 sq. ft. building in the same space that was formerly occupied by Davenport University, that a preschool is not listed as a permitted use or special conditional use in the I-2 district, however, the commission could determine the proposed use meets the required criteria of Article 7.13(B)(6) permitting other similar uses.

Ms. Brenda Martus and Ms. Stacy May, representing Head Start, Mr. Brian Trombley, PTL Engineering building owner, and Mr. Peter Whitman were present in support of the request.

Ms. Brenda Martus clarified the letter submitted by NEMSCA Head Start stating Mott College enrollments have increased and that no room will be available for the Head Start operation after expiration of the current lease at the end of July.

It was moved by Commissioner Daum and supported by Commissioner Sommerville to determine the proposed NEMSCA Head Start use to be located at 3333 John Conley Drive meets the required criteria of Article 7.13(B)(6) of the I-2 Planned Industrial District. **MOTION CARRIED.**

### **M-24 Access Management Plan**

Ms. Jackman reported the second public informational meeting on the M-24 Access Management Plan has been scheduled for April 2, 2009 from 6:00 p.m. to 8:00 p.m. at Lapeer City Hall.

## **ADJOURNMENT**

There being no further business, it was moved by Commissioner Sommerville and supported by Commissioner Daum to adjourn the meeting at 6:39 p.m. **MOTION CARRIED.**

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Mr. Dale Kerbyson  
Secretary