

**CITY OF LAPEER
MINUTES OF A JOINT MEETING
OF THE
LAPEER CITY COMMISSION
AND
LAPEER CITY PLANNING COMMISSION**

A Joint Meeting of the Lapeer City Commission and Lapeer Planning Commission was held March 12, 2009 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:46 p.m.

Present: Mayor Pro-Tem/Planning Commissioner Robinet
Lapeer City Commissioners Bennett, Bostick-Tullius, Farrington (arrived 6:58 p.m.) and Marquardt (arrived 7:30 p.m.)
City Manager/Planning Commissioner Dale Kerbyson
Planning Commission Chairman Joe Black
Planning Commissioners Hubbell, RaCosta and Sommerville

Absent: Mayor/Planning Commissioner Sprague
Planning Commissioners Ogden and Daum.

Mayor Pro-Tem Robinet opened the Lapeer City Commission meeting at 6:46 p.m.

Planning Commission Chairman Black opened the Planning Commission meeting at 6:47 p.m.

Zoning Ordinance Update

Planning Director Jackman reviewed the purpose of the meeting to kick-off the Zoning Ordinance Update project stating that the initial meeting with City staff was held at 3:30 on March 12, 2009.

Mr. Rob Nesbitt, of LSL Planning, and Mr. Doug Piggott, of Rowe Professional Services, were present.

Mr. Nesbitt provided an overview of the project including the anticipated schedule which targets a late Fall completion, the document layout and the top 8 proposed changes resulting from the technical review of the current zoning ordinance.

Proposed changes include, but are not limited to:

- Elimination of pyramidal zoning districts;
- Address court cases and legislation;
- Revise new Mixed Use District to incorporate recommendation in new City Master Plan;
- Remove regulations for signs, lighting, landscaping, site plan review, and parking and loading from General Provisions article and place in separate sections;
- Re-write of zoning amendment provisions;
- Re-write of nonconforming regulations;
- Re-write of sign regulations; and
- Preparation of zoning map addressing land use changes from new Master Plan.

Discussion was held regarding including provisions for hospice operations and operations that are exempt from zoning regulations including schools.

Discussion was also held regarding the proposals to eliminate administrative approval powers of the Zoning Board of Appeals, listing the powers of the various boards and staff including the Zoning Administrator, Planning Commission, Zoning Board of Appeals and City Commission, the need to determine the degree of flexibility to enforce non-conforming uses and the potential to allow certain commercial uses in residential districts.

Discussion was held regarding the need to determine what changes to propose to the existing sign regulations, whether to regulate changeable signage and the need for more information on signage regulations, standards and proliferation for the various City boards and commissions to review in order to determine recommended amendments to the current standards.

It was moved by Planning Commissioner Kerbyson and supported by City Commissioner Bennett, to request LSL Planning to schedule a class/workshop on signs for the various City boards and commissions. **MOTION CARRIED.**

Mr. Nesbitt requested that any comments or suggestions regarding the zoning ordinance update be forwarded to Planning Director Jackman to pass onto LSL Planning and Rowe.

It was moved by Planning Commissioner Robinet and supported by Planning Commissioner Kerbyson to adjourn the Planning Commission meeting at 7:37 p.m.

ADJOURNMENT

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Moved by Farrington. Seconded by Bostick-Tullius.
To adjourn the City Commission meeting.
MOTION CARRIED.

The meeting adjourned at 7:38 p.m.

William J. Sprague, Mayor

Donna L. Cronce, CMC City Clerk

Kimberly A. Hodge, Deputy City Clerk