

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
JULY 9, 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, July 9, 2009 at 6:30 p.m.

**Members Present:** Commissioner Mike Robinet, Commissioner Les Daum, Commissioner Jennifer Hubbell, Commissioner Dave Sommerville and Commissioner Bill Ogden.

**Members Absent:** Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Dale Kerbyson and Commissioner Jennell RaCosta.

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

Commissioner Robinet called the meeting to order at 6:47 p.m.

**MINUTES**

It was moved by Commissioner Sommerville and supported by Commissioner Ogden to approve the minutes of the regular meeting held on June 11, 2009 as presented.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no comments from the public at this time.

**PUBLIC HEARINGS TO BE SCHEDULED**

**Lapeer Commons – 1048 S. Lapeer Rd. - Revised Concept Plan for PUD Rezoning**

Ms. Jackman reviewed the request from Dr. Kevin Robertson of Hakaw Enterprises for approval of a revised concept plan for the Lapeer Commons PUD Development located at 1048 S. Lapeer Rd. Ms. Jackman reviewed the original concept plan which included an assisted living facility, a restaurant operation and two medical office buildings and the revised concept plan which proposes one 12,384 sq. ft. commercial building, one stand alone restaurant and two medical office buildings. Ms. Jackman reported the revised plan reflects elimination of the assisted living facility, relocation of the large-scale medical office building and addition of the commercial building proposed to be occupied by a restaurant and a retail use.

Ms. Jackman stated the revision of the concept plan does not impact the utility or mass site grading plans, reviewed the approval process, the meeting schedule timeline and the request from the applicant to schedule a special meeting one week prior to the regular August Planning Commission meeting date in order to enable the overall project approval process to be completed two weeks earlier in an effort to assist the developer's progress during the 2009 construction season.

Dr. Kevin Robertson, of Hakaw Enterprises, was present and summarized the need for the revised conceptual plan stating that due to the economic recession and change in market trends the assisted living facility became unfeasible for the development.

Discussion was held regarding the need to approve the concept plan in a manner to allow various commercial uses and not restricting the proposal to the restaurant operation in the newly proposed commercial building.

After discussion regarding scheduling a special meeting and the need to contact absent Planning Commissioners regarding availability, it was moved by Commissioner Ogden and supported by Commissioner Hubbell that, contingent upon the availability of Planning Commission members to enable a quorum for the meeting, to schedule a special meeting and public hearing for 6:30 p.m. on Tuesday, August 4<sup>th</sup> as the first meeting date option, Thursday, August 6<sup>th</sup> as the second meeting date option or the regular meeting date of Thursday, August 13<sup>th</sup> as the last option in order to consider the request from Hakaw Enterprises to approve a revised conceptual plan for the PUD rezoning of the Lapeer Commons development located at 1048 S. Lapeer Rd. **MOTION CARRIED.**

#### **PUBLIC HEARINGS SCHEDULED**

There were no public hearings scheduled.

#### **SITE PLAN REVIEWS**

There were no site plans to be reviewed.

#### **OTHER BUSINESS**

##### **Zoning Ordinance Update**

Ms. Jackman reported the additional information in the packet concerning large scale retail uses and site impact totals was submitted in order to provide clarification on the changing retail trends for big-box retailers due to the recommendation by LSL Planning, Inc. to change the qualifications for large-scale retail uses in the updated Zoning Ordinance.

##### **Lapeer County Collaborative Planning Commission – Regional Representative**

County Commissioner Leonard Schneider was present and reviewed the opportunity for a current City Planning Commission member to represent District 4 by filling a vacancy on the Lapeer County Collaborative Planning Commission and requested any interested members inform Ms. Jackman to notify him of their interest in serving on the board.

#### **ADJOURNMENT**

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

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Mr. Dale Kerbyson, Secretary