

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
DECEMBER 10, 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, December 10, 2009 at 6:30 p.m.

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

**Members Absent:** Commissioner Jennell RaCosta and Commissioner Bill Ogden.

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

Vice Chairman Sprague called the meeting to order at 6:30 p.m.

**MINUTES**

It was moved by Commissioner Kerbyson and supported by Commissioner Sommerville to approve the minutes of the regular meeting held on October 8, 2009 as presented.  
**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARINGS TO BE SCHEDULED**

**Dan Gerlach / Gerlach's Bowling Center – Rezoning – 258 W. Genesee and 135, 143 & 151 N. Court – From P-1 Parking & RM Multiple Family to B-2 General Business**

Ms. Jackman introduced the request from Dan Gerlach of Gerlach's Bowling Center to rezone the properties known as 258 W. Genesee Street and 135, 143 & 151 N. Court Street from P-1 Parking and RM Multiple Family Residential to B-2 General Business in order to allow the construction of six additional bowling lanes and expansion of the parking area at the bowling center.

It was moved by Commissioner Robinet and supported by Commissioner Kerbyson to schedule a public hearing for 6:30 p.m. on Thursday, January 14, 2010 to consider the request from Dan Gerlach of Gerlach's Bowling Center to rezone the properties known as 258 W. Genesee and 135, 143 & 151 N. Court from P-1 Parking and RM Multiple Family Residential to B-2 General Business. **MOTION CARRIED.**

**Trilogy Health – Master Plan Amendment – Portion of Parcel #20-95-701-040-00 from Single Family use to Multiple Family Use**

Ms. Jackman introduced the request from Trilogy Health to amend the Master Plan for a portion of Parcel #20-95-701-040-00 consisting of vacant land located on the south side

of DeMille Boulevard and west of the Muir property from its current Single Family Use designation to Multiple Family Use in order to construct a 57,411 sq. ft. single story building consisting of a 50 bed skilled nursing care facility and a 40 bed assisted living facility.

It was moved by Commissioner Daum and supported by Commissioner Robinet to schedule a public hearing for 6:30 p.m. on Thursday, February 11, 2010 to consider the request from Trilogy Health to amend the Master Plan for a portion of Parcel #20-95-701-040-00 from Single Family Residential Use to Multiple Family Residential Use. **MOTION CARRIED.**

**Trilogy Health – Rezoning – Portion of Parcel #20-95-701-040-00 From R-4 Single Family Residential to RM Multiple Family Residential**

Ms. Jackman introduced the request from Trilogy Health to rezone a portion of Parcel #20-95-701-040-00 consisting of vacant land located on the south side of DeMille Boulevard and west of the Muir property from R-4 Single Family Residential to Multiple Family in order to construct a 57,411 sq. ft. single story building consisting of a 50 bed skilled nursing care facility and a 40 bed assisted living facility.

It was moved by Commissioner Daum and supported by Commissioner Robinet to schedule a public hearing for 6:30 p.m. on Thursday, February 11, 2010 to consider the request from Trilogy Health to rezone a portion of Parcel #20-95-701-040-00 R-4 Single Family Residential to RM Multiple Family Residential. **MOTION CARRIED.**

**PUBLIC HEARINGS SCHEDULED**

There were no public hearings scheduled.

**SITE PLAN REVIEWS**

There were no site plans to be reviewed.

Chairman Black arrived and began chairing the meeting.

**OTHER BUSINESS**

**Lapeer Commons Utility Tap / Tenant Space Limitation**

Ms. Jackman reviewed her request for clarification on the Planning Commission's intent regarding the September 10, 2009 site plan approval and tap restriction for the proposed retail building on the Lapeer Commons PUD development located at 1048 S. Lapeer Road. Ms. Jackman reported the most recent engineering plans for the building show two sanitary sewer taps and two water taps and that according to Department of Public Works staff a single utility tap can service multiple connection points within the building.

Discussion was held among the Planning Commissioners regarding the intent of the Commission at the September 10<sup>th</sup> meeting. It was the consensus of the Commission that the intent of the September 10, 2009 approval was to limit the intensity of the retail building's use by restricting the number of utility taps allowed to 5 taps as well as the tenant space units allowed in the building to 5 units.

**Zoning Ordinance Update**

Ms. Jackman updated the Commission on the status of the review of the updated Zoning Ordinance.

**ADJOURNMENT**

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Daum to adjourn the meeting at 6:36 p.m. **MOTION CARRIED.**

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Mr. Dale Kerbyson  
Secretary