

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
FEBRUARY 11, 2010**

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, February 11, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Mike Robinet, Commissioner Dale Kerbyson, Commissioner Dave Sommerville and Commissioner Bill Ogden.

Members Absent: Commissioner Jennifer Hubbell, Commissioner Jennell RaCosta and Commissioner Les Daum.

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

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

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the minutes of the regular meeting held on January 14, 2010 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

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

Ms. Jackman reviewed the request from Trilogy Health Systems to amend the Master Plan for a portion of Parcel #20-95-701-040-00 consisting of an 8.6 acre vacant parcel of 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. Ms. Jackman reviewed the site location which is currently owned by the City, the conceptual layout plan for the site and stated that the proposed development would provide a transition area between the commercial uses to the west and the planned single family residential areas to surround the site in the future.

Mr. Mike Powell, of DMK Development, was present and reviewed the conceptual layout plan for the site including the utility locations, a potential second access to DeMille Boulevard, traffic circulation, building entrance locations, storm water detention areas and stated that limited tree removal will be required.

Mr. Powell provided an animated presentation showing a three dimensional overview of the finished project on the site, reviewed the proposed building elevation designs and stated the proposed use is a quiet, low intensity use for the site.

Chairman Black opened the public hearing at 6:42 p.m.

The following correspondence was received regarding the request:

2/2/10

We think it is a great idea. The whole DeMille strip should be rezoned. The group that made it single family is slightly east of nutty. Anything that adds tax value to the City is great.

Up the Creek

There being no further comments, the public hearing was closed.

Discussion was held regarding the anticipated construction schedule to begin in May with completion in December or January, various details of the Trilogy Health Systems operation, the anticipated 50-60 new jobs to be created at the facility and plans to utilize local contractors for construction of the facility.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Ogden to recommend the City Commission approve the request from Trilogy Health Systems to amend the Master Plan designation for an 8.6 acre vacant portion of Parcel #20-95-701-040-00 located on the south side of DeMille Boulevard from Single Family Residential to Multiple Family Residential. **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 Systems 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.

Chairman Black opened the public hearing at 6:47 p.m.

There being no comments, the public hearing was closed.

Discussion was held regarding traffic issues on DeMille Road and the need to continue investigating additional mitigation options.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Ogden to recommend the City Commission approve the request from Trilogy Health Systems to rezone an 8.6 acre vacant portion of Parcel #20-95-701-040-00 located on the south side of DeMille Boulevard from R-4 One Family Residential to RM Multiple Family Residential contingent upon the City Commission's approval of the required Master Plan Amendment request. **MOTION CARRIED.**

Trilogy Health – Special Conditional Use – Assisted Living Facility – DeMille Blvd.

Ms. Jackman introduced the request from Trilogy Health Systems for a Special Conditional Use Permit in order to operate a 50 bed skilled nursing care facility and a 40 bed assisted living facility on an 8.6 acre site located on the south side of DeMille Blvd. Ms. Jackman reviewed the open space and building setback required conditions for the permit and stated the conditions appear to be met.

Chairman Black opened the public hearing at 6:53 p.m.

There being no comments, the public hearing was closed.

It was moved by Commissioner Sprague and supported by Commissioner Robinet to approve the request from Trilogy Health Systems for a Special Conditional Use Permit in order to operate a proposed Assisted Living Facility to be constructed on 8.6 acre vacant portion of Parcel #20-95-701-040-00 located on the south side of DeMille Boulevard contingent upon the City Commission's approval of the required Master Plan Amendment and Rezoning requests for the subject parcel and the site plan for the project showing all required conditions have been met. **MOTION CARRIED.**

Discussion was held regarding the proximity of the Trilogy Health Systems project to the river area, future plans for linear path extensions and the need to incorporate the Trilogy site into future path extensions.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sprague and supported by Commissioner Sommerville to adjourn the meeting at 6:57 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary