

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
APRIL 8, 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, April 8, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Mike Robinet, Commissioner Jennifer Hubbell, Commissioner Jennell RaCosta, Commissioner Les Daum and Commissioner Dave Sommerville (arrived at 7:10).

Members Absent: Commissioner Dale Kerbyson and Commissioner Bill Ogden.

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

Chairman Black called the meeting to order at 6:31 p.m.

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Hubbell to approve the minutes of the regular meeting held on February 11, 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

There were no public hearings scheduled.

SITE PLAN REVIEWS

Trilogy Health Care Facility – 2525 DeMille Blvd. (Parcel #20-95-701-050-00)

Ms. Jackman reviewed the site plan received for Trilogy Health Care Facility to be constructed on the vacant property known as 2525 DeMille Boulevard (Parcel #20-95-701-050-00). Ms. Jackman reviewed the overall layout plan, the landscaping plan, the addition of the fire lane loop around the parcel, building design elevations, wetland areas to be identified on the plan, various minor corrections to be made to the plan and stated that the proposed plan is in substantial compliance with the zoning ordinance.

Ms. Jackman reported the proposed parking space dimensions, curbing requirement for the fire lane loop and detention basin setback will be reviewed further by staff and that an easement for a future marginal access drive to the east will be provided.

Discussion was held regarding the desired fire lane loop rather than providing turn around areas and the number of minor corrections to be made to the site plan.

The commission members welcomed Trilogy to the Lapeer area stating there is a great need for the facility and that they are looking forward to the project moving quickly.

After discussion it was moved by Commissioner Daum and supported by Commissioner RaCosta to approve the site plan received for Trilogy Health Care Facility to be constructed at 2525 DeMille Blvd. contingent upon all remaining staff comments being addressed during engineering review. **MOTION CARRIED.**

OTHER BUSINESS

Use Determination – 3333 John Conley Drive

Ms. Jackman reviewed her request for a Use Determination regarding the proposal received from Peter Whitman to allow the United Way and other potential non-profit or service agencies to occupy approximately 4,000 square feet of office space currently vacant in the industrial building located at 3333 John Conley Drive in the Lapeer Industrial and Research Park. Ms. Jackman reviewed the history of approvals for Davenport University and the Head Start program to locate in the building and the definition of Article 7.13(B)(6) concerning criteria to be met in order to allow a use to occupy the space which is located in the I-2 Planned Industrial zoning district,

Discussion was held regarding the low impact nature of the proposed United Way use, available vacant space located in the downtown district, the fact that future industrial office uses would be allowed in the subject space and the mix of uses in the industrial park including a gas station, a credit union, the County Jail and the State prison. Discussion was held regarding the fact that no retail elements would be allowed in the building and efforts needed to retain businesses in the downtown area.

A representative of the United Way organization was present and stated United Way would prefer to stay in downtown, that several locations in the downtown area were looked at and that the downtown locations available did not meet the square footage, handicap accessibility and price range requirements of the organization.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner RaCosta to determine that United Way and/or other similar non-profit and service agencies meet the criteria of Article 7.13(B)(6) in order to locate within the existing office space at 3333 John Conley Drive and that the determination is not to be treated as setting a precedent for future uses.

Yeas: Commissioners Sprague, RaCosta, Hubbell, Black.

Nays: Commissioners Robinet and Daum.

Abstain: None.

Absent: Commissioners Kerbyson, Ogden and Sommerville.

MOTION CARRIED.

Zoning Ordinance Update – Draft #2

Ms. Jackman requested the commissioners review Draft #2 of the updated Zoning Ordinance which was distributed for discussion at the May 13th Planning Commission meeting and stated that a future joint meeting will be scheduled with the City Commission for additional review prior to preparing the final draft of the ordinance.

Commissioner Sommerville arrived at 7:10 p.m.

Special CIP Meeting

Ms. Jackman requested a special meeting be scheduled in order to review the 2010-2016 Capital Improvement Program.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Robinet to schedule a special Planning Commission meeting for 6:30 p.m. on Thursday, April 29, 2010 in order to consider the proposed 2010-2016 Capital Improvement Program. **MOTION CARRIED.**

Discussion was held regarding the status of the Dawg Haus compliance issue, the reoccupation status of the former Peterson & Son site, the decision by the transmission repair operation formerly proposed not to relocate to the Peterson & Son site and the status of the easement requirement and street name change for the National City Bank site.

ADJOURNMENT

There being no further business, it was moved by Commissioner Daum and supported by Commissioner Sprague to adjourn the meeting at 7:15 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary