

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
MAY 13, 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, May 13, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Jennell RaCosta, Commissioner Les Daum, Commissioner Bill Ogden and Commissioner Dale Kerbyson.

Members Absent: Commissioner Mike Robinet, Commissioner Dave Sommerville and Commissioner Jennifer Hubbell.

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

Chairman Black called the meeting to order at 6:32 p.m.

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Daum to approve the minutes of the regular meeting held on April 8, 2010 as presented.

MOTION CARRIED.

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the minutes of the special meeting held on April 29, 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

There were no site plans to be reviewed.

OTHER BUSINESS

Zoning Ordinance Update – Draft #2

Ms. Jackman and Doug Piggott, of Rowe Professional Services, reviewed portions of Draft #2 of the updated Zoning Ordinance. Ms. Jackman reported various City staff reviews of the ordinance are still in process and reviewed several areas requiring discussion among the Planning Commission.

The Commission reviewed the following sections of Draft #2 of the updated Zoning Ordinance:

- Articles 7.03 thru 7.11 – Zoning Districts including single family district requirements, the differences between the RM-1 and RM-2 multiple family districts, recreational space requirements, minimum lot area requirements in the Business and Office districts, drive thrus permitted for pharmacies and banks in the CBD district and inclusion of the M-24 Overlay District in the ordinance;
- Article 7.12 – Use Requirements including location restrictions for motor vehicle uses, gas stations, car washes, and auto dealerships and language regulating garage sales, sidewalk sales and tent sales;
- Article 7.14 – General Site Development Requirements including building appearance criteria, authorities of the Zoning Board of Appeals, clarification of the waiver option and staff reviews in progress for sidewalk, path and lighting requirements;
- Article 7.15 – Parking, Loading, Access and Circulation Requirements including clarification of Planning Commission and Zoning Board of Appeals authorities, recreational vehicle loading/unloading time restrictions, off street parking space design and setback requirements, parking lot construction and maintenance, and deferment and limits on excess parking; and
- Article 7.16 – Signs including permit requirements for temporary signs, prohibited signs, pedestrian held signs, electronic message sign area restrictions and message timing limitations, and regulation of church signs.

Discussion was held regarding the including of the Zoning Administrator titled position in the ordinance, the authorities and responsibilities of various City department personnel involved in the application and enforcement of the ordinance and whether to eliminate the Zoning Administrator title from the updated ordinance.

The first draft of the updated Zoning Map was distributed. Mr. Piggott reviewed the logic used in developing the map which includes identification of current zoning and planned zoning designations.

Discussion was held regarding whether to include regulation of medical marijuana use in the new ordinance.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sprague to adjourn the meeting at 7:48 p.m.

Mr. Dale Kerbyson
Secretary