

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
AUGUST 9, 2007**

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, August 9, 2007 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Carman Turkelson, Commissioner Jennell RaCosta, Commissioner Jennifer Hubbell, Commissioner Les Daum, Commissioner Mike Robinet, Commissioner Dave Sommerville and Commissioner Dale Kerbyson.

Members Absent: Commissioner Bill Sprague.

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

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

MINUTES

It was moved by Commissioner Robinet and supported by Commissioner Kerbyson to approve the minutes of the regular meeting held on July 12, 2007 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

Rite Aid Pharmacy – Northwest Corner of Genesee & Main

Ms. Jackman reviewed the site plan received from Rite Aid for construction of a new 14,564 sq. ft. pharmacy building with a drive-thru at the northwest corner of Genesee Street and Main Street. Ms. Jackman reviewed the new light pole locations along the Nepessing Street and Main Street frontages of the site to match the design of the downtown decorative lighting, the revised configuration of Jefferson Street and the western access drive and the pedestrian walkway.

Ms. Jackman stated that 2 parking spaces have been added to meet the parking requirements while saving a tree at the northwest corner of the site and reviewed the overall landscape plan including tree removals and additional trees to be installed. Ms. Jackman reviewed the building facade design elevations stating that the design is intended to match the Library building on the opposite corner and that the brick color will be similar to the Library building.

Discussion was held regarding the windows, the required number of parking spaces and the remaining issues which include final approval of the Development Agreement, the Jefferson Street design and minor utility details.

The project architect for Rite Aid presented color design renderings for the building facade, site plan and exterior materials.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Daum to approve the site plan submitted by Rite Aid for the new pharmacy to be constructed at the northwest corner of Main Street and Genesee Street contingent upon:

- City Commission approval of the Development Agreement between Triple G Development and the City of Lapeer;
- Additional fine-tuning of Jefferson Street design during engineering review; and
- Minor utility details to be worked out during engineering review.

MOTION CARRIED.

Cross Roads at Lapeer – Southeast Corner of M-24 & Turrill Road

Ms. Jackman reviewed the site plan received for the Cross Roads at Lapeer development to be located at the southeast corner of M-24 & Turrill Road including the site location, the location of the drain running through the site and the overall site plan. Ms. Jackman stated that the current plan calls for a 139,410 sq. ft. Lowe's store with a 31,659 sq. ft. attached garden center, a 127,000 sq. ft. undetermined future retailer space and an area set aside on the western portion of the site for future outlots.

Ms. Jackman reported that the western drive on Turrill Road has been realigned, that the site is zoned B-2 General Business, that the proposed parking meets the ordinance requirements, that the Lowe's store includes a merchandise pick up area in the front and delivery areas are located at the rear of the site. Ms. Jackman reviewed the Turrill Road access drive locations, the location of Cliff Drive, the steep topography of the site, the retaining walls to be constructed on the site, the landscaping plans and Lapeer Township's landscaping and setback requirements. Ms. Jackman reviewed the elevation design for the Lowe's facade and stated that exterior building materials have not been determined due to Lapeer Township requirements.

Mr. Darren Pionk, of Atwell Hicks, was present and reviewed the location of wetlands and floodplain mitigation areas on the site.

Discussion was held regarding the construction timeline, the status of utility construction, Lapeer Township's waiver of requiring the west side of the site to landscaped until the time the future outlots are developed, the traffic signal at Turrill Road and M-24, traffic on Turrill Road and the remaining issues relative to approval of the site plan.

After discussion, it was moved by Commissioner Daum and supported by Commissioner Robinet to approve the site plan submitted for the Cross Roads at Lapeer Development to be located at the southeast corner of Turrill Road and M-24 contingent upon:

- Confirmation of Lapeer Township's resolution for acceptance of the proposed setbacks along Turrill Road as shown on the site plan;
- City Sidewalk requirement is subject to compliance with ADA requirements due to severe slopes along Turrill Road frontage;
- Lapeer County Road Commission approval of proposed curb cuts and work within the Turrill Road right-of-way; and
- Utility design details and connection to future City utilities to be addressed during engineering review.

MOTION CARRIED.

OTHER BUSINESS

Master Plan Schedule

Ms. Jackman updated the commission on the Master Plan project including a recent meeting held with the DDA, EDC, LCA and TIFA boards and reported that the first draft of the new Master Plan should be available at the September Planning Commission meeting.

The Development Activities report was reviewed.

Discussion was held regarding the status of the Lapeer Market Place retail building project including soil issues and the fact that the new building will now have three tenants rather than two as originally submitted. Discussion was held regarding whether to request the plan be brought back to the Planning Commission due to the tenant change with the consensus being for the Planning Director to research the issue and contact the City Attorney for an opinion regarding the matter.

Discussion was also held regarding the status of the Coffee Tree Café site redevelopment project.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville and supported by Commissioner Kerbyson to adjourn the meeting at 7:17 p.m. **MOTION CARRIED.**