

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 14, 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, June 14, 2007 at 6:30 p.m.

Members Present: Chairman Joe Black (arrived at 6:33 p.m.), Commissioner Bill Sprague, Commissioner Jennifer Hubbell, Commissioner Jennell RaCosta, Commissioner Dave Sommerville and Commissioner Les Daum.

Members Absent: Vice Chairperson Carman Turkelson, Commissioner Dale Kerbyson and Commissioner Mike Robinet.

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

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

MINUTES

It was moved by Commissioner Daum and supported by Commissioner Sommerville to approve the minutes of the regular meeting held on May 10, 2007 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

Rite Aid Pharmacy – Special Use Permit for Drive-Thru

Ms. Jackman reviewed the request from Rite Aid for a Special Conditional Use Permit in order to construct a drive-thru pharmacy at their site located at the northwest corner of Genesee Street and Main Street. Ms. Jackman reviewed the site location, the tentative site plan and the location of the proposed drive-thru.

After discussion regarding the status of the site plan for the project, it was moved by Commissioner Daum and supported by Commissioner RaCosta to schedule a public hearing for 6:30 p.m. on July 12, 2007 in order to consider the request from Rite Aid for a Special Conditional Use Permit to operate a drive-thru at the new pharmacy to be constructed at the northwest corner of Main Street and Genesee Street. **MOTION CARRIED.**

Chairman Black arrived and began chairing the meeting.

PUBLIC HEARINGS SCHEDULED

Retail Parking Ordinance Amendment

Ms. Jackman reviewed the proposed amendments to the City's retail parking requirements of Article 7.17.E.16 and the comparisons conducted with other similar sized communities. Ms. Jackman reviewed the need to clarify the category for Home Improvement Stores in order to avoid future confusion regarding their definition.

Chairman Black opened the public hearing at 6:41 p.m.

There being no comments, the public hearing was closed.

Discussion was held regarding the numerous parking variances being granted by the Zoning Board of Appeals, the possibility that revising the parking requirements may reduce the number of variance requests received, maintaining the current standards and the exercise conducted with recent developments using the existing and proposed requirements.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Hubbell to approve the amendments to the retail parking requirements of Article 7.17E and to add the definition of Gross Floor Area to Article 7.02 as proposed by the Planning Director.

Yeas: Commissioner Sprague, Commissioner Hubbell, Commissioner RaCosta, Commissioner Black and Commissioner Sommerville.

Nays: Commissioner Daum.

Absent: Commissioner Turkelson, Commissioner Kerbyson and Commissioner Robinet.

Abstain: None.

MOTION CARRIED.

SITE PLANS

There were no site plans to be reviewed.

OTHER BUSINESS

AAA Used Auto Parts – Tim Stockard – Use Determination – 865 Whitney Drive

Ms. Jackman reviewed the request from Tim Stockard of AAA Used Auto Parts for a use determination pursuant to Article 7.13.B.6 in order to locate his business at 865 Whitney Drive within the I-2 Planned Industrial District. Ms. Jackman reviewed the site location and site plan and her determination that the operation was not allowed in the I-2 district due to the dismantling of used vehicles. Ms. Jackman stated that Mr. Stockard maintains that his operation is more of a warehousing operation and that the Zoning Board of Appeals has referred the issue to the Planning Commission for a determination whether the use should be considered under Permitted Use #6 of Article 7.13.B.

Discussion was held regarding the creation of the I-1 Industrial district and the more restrictive I-2 Planned Industrial district, the warehousing and remanufacturing element of the proposed use and the fact that the use is not a junk yard operation.

Mr. Tim Stockard was present and reviewed the proposed floor plan for the operation, the pallet racks for parts storage and stated the proposed location provides 77,000 cubic feet of storage space, that only 400 square feet of floor area is utilized for dismantling, that all dismantling is conducted inside the facility and that he does not keep junk on the site.

Discussion was held regarding classifying the use as a similar use under Article 7.13.B.6 rather than determining the use as a warehousing operation in order to allow conditions to be imposed on the operation, the fact that a limit of 3 used vehicles are allowed to be parked on the site and the Planning Commission's considerations at the time the I-1 and I-2 districts were established.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner RaCosta to establish that the AAA Used Auto Parts operation is a remanufacturing use permitted in Article 7.13.B.6, to continue to allow 3 used vehicle parking spaces on the site and that all other restrictions currently in place for the operation remain in place.

Yeas: Commissioner Sprague, Commissioner RaCosta, Commissioner Black and Commissioner Sommerville.

Nays: Commissioner Daum and Commissioner Hubbell.

Absent: Commissioner Turkelson, Commissioner Kerbyson and Commissioner Robinet.

Abstain: None.

MOTION CARRIED.

National City Bank – Site Plan Changes

Ms. Jackman updated the Planning Commission on amendments made to the site plan for the redevelopment of the National City Bank Site on Main Street due to recommendations from MDOT regarding traffic flow. Ms. Jackman reported that the site layout was revised to condense the two access drives to the new City street to one drive to be located as far from M-24 as possible and add a 20 ft. two-way drive located along the north-site of the new building.

City of Lapeer Master Plan Update

Mr. Doug Piggott, of Rowe Incorporated, and Mr. Rob Nesbitt, of LSL, were present and provided an update of the results of the recent charrette and the critical issues and areas to be focused on in the new updated Master Plan. Mr. Piggott and Mr. Nesbitt reviewed the Main Focus Areas which include the Downtown District, the Older and Historic Residential Neighborhoods, the Southwest Area which includes the Oakdale Redevelopment Area, the M-24/I-69 Annexation Area, the M-24 Corridor and Genesee Street and identified the various goals and objectives of the individual focus areas for the new Master Plan.

Discussion was held regarding the next steps in the process which include the Public Open House scheduled for June 27th, the development of a draft updated plan to be reviewed with the City Commission and Planning Commission, circulation of the draft plan to the County and surrounding townships, a public hearing and finally adoption. Ms. Jackman reported that July 19th is the proposed date for the joint meeting between the Planning Commission and City Commission.

Discussion was also held regarding the need to provide visual graphics for the public's review as well as the need for the new plan to address areas to maintain wildlife and to provide opportunities for the teenage population.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sprague and supported by Commissioner Sommerville to adjourn the meeting at 8:04 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary