

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
FEBRUARY 14, 2008**

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 14, 2008 at 6:30 p.m.

Members Present: Chairman Joe Black, Commissioner Jennell RaCosta, Commissioner Les Daum, Commissioner Mike Robinet, Commissioner Jennifer Hubbell, Commissioner Bill Sprague and Commissioner Dale Kerbyson.

Members Absent: Commissioner Dave Sommerville.

Also Present: Ms. Linda Jackman, Planning Director, Mr. Brent Bajdek, 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 Sprague and supported by Commissioner Daum to approve the minutes of the regular meeting held on January 10, 2008 as presented.
MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public at this time.

PUBLIC HEARINGS TO BE SCHEDULED

Richardson – Rezoning – Parcels North of 3300 Davison Rd. RM to B-2:

Ms. Jackman reviewed the status of the request from Mason Richardson to rezone two small parcels of land adjacent to the north side of his property located at 3300 Davison Road from RM Multiple-Family to B-2 General Business stating that the required information for the lot split was not submitted in time to publish the public hearing notice and requested the public hearing be rescheduled for the March meeting.

It was moved by Commissioner Sprague and supported by Commissioner Daum to schedule a public hearing for 6:30 p.m., or as soon thereafter as may be heard, on March 13, 2008 to consider rezoning two parcels of land adjacent to the property known as 3300 Davison Road from RM Multiple Family Residential to B-2 General Business.
MOTION CARRIED.

PUBLIC HEARINGS SCHEDULED

City Initiated – Rezoning – Westerly 63 Acres of Rolling Hills Golf Course RM to R-4:

Ms. Jackman reviewed the City-initiated request to rezone the westerly 63 acres of Rolling Hills Golf Course from RM Multiple Family to R-4 Single Family Residential stating that the property was rezoned from RM to R-4 as a Conditional Rezoning effective December 2005, that the two year time frame for substantial progress on the development proposal from Dante Bencivenga has expired and the current owner has no interest in pursuing the multiple family development plan.

Discussion was held regarding the fact that reversing the zoning back to R-4 Single Family Residential is in compliance with the new Master Plan which indicates the area as Planned Unit Development.

Chairman Black opened the public hearing at 6:33 p.m.

A citizen inquired if the subject parcel is part of the Rolling Hills Golf Course now owned by Mr. Shango.

There being no further comments, the public hearing was closed at 6:34 p.m.

It was moved by Commissioner Daum and supported by Commissioner Robinet to recommend the City Commission rezone the westerly 63 acres of Rolling Hills Golf Course to reverse the zoning back from RM Multiple Family Residential to R-4 Single Family Residential. **MOTION CARRIED.**

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Master Plan – Mixed Use Zoning District

Ms. Jackman reviewed the proposed Mixed Use Zoning District as a use designation on the new Master Plan for Future Land Use map to be utilized in portions of the area located south of the downtown along a portion of Genesee Street extending south to the railroad tracks. Ms. Jackman reviewed the goals and objectives of the Mixed Use zoning district and stated that a zoning ordinance amendment creating the district will be proposed at the next meeting prior to revising the entire zoning ordinance.

Discussion was held regarding the variety of existing uses in the subject area which includes commercial, office, industrial, single family residential and multi-family residential, special conditional uses to be included in the district, examples of mixed use districts from other communities and the difference between a mixed use district and a PUD district.

Discussion was held regarding the upcoming Master Plan public hearing scheduled for February 21st and decisions needed on the Master Plan designations of various areas including the White Jr. High area at the northwest corner of W. Genesee and Main Streets, the Perkins greenhouse area, the area on Main Street south of the Hospital site and the residential area in front of Lapeer East High School.

The owner of the home located at the southwest corner of Baldwin Road and the entrance to Meijer was present and inquired if any discussions were planned for constructing a round about at the intersection of Baldwin Road, West Street and the Meijer entrance and requested that her home be designated as commercial on the new Master Plan.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson and supported by Commissioner Sprague to adjourn the meeting at 7:08 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary