

**CITY OF LAPEER  
MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
APRIL 10, 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, April 10, 2008 at 6:30 p.m.

**Members Present:** Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Mike Robinet, Commissioner Dave Sommerville, Commissioner Jennell RaCosta, Commissioner Les Daum, Commissioner Jennifer Hubbell and Commissioner Bill Ogden.

**Members Absent:** Commissioner Dale Kerbyson.

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

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

**MINUTES**

It was moved by Commissioner Robinet and supported by Commissioner Sprague to approve the minutes of the regular meeting held on March 13, 2008 as presented. **MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no comments from the public.

**PUBLIC HEARINGS TO BE SCHEDULED**

There were no public hearings to be scheduled.

**PUBLIC HEARINGS SCHEDULED**

**A-Frame Sign Ordinance Amendment – Article 7.17(J)(2)(I)**

Ms. Jackman reviewed the proposed amendment to the A-Frame Sign Ordinance which has been recommended for approval by the Downtown Development Authority in order to enable the Public Safety Department to enforce the ordinance and increase the aesthetic quality of the signs. Ms. Jackman reviewed current enforcement issues and the Sign Assistance Program Guidelines which are referenced by the ordinance.

Discussion was held regarding the various types of signs allowed by the ordinance, whether electronic signs would be permitted and the guidelines limiting the signs to three colors.

Chairman Black opened the public hearing at 6:40 p.m.

There being no comments, the public hearing was closed.

After discussion it was moved by Commissioner Daum and supported by Commissioner Robinet to postpone consideration of the amendment to the A-Frame Sign ordinance until the next meeting in order to receive feedback from the Downtown Development Authority regarding electronic signs. **MOTION CARRIED.**

**City / Rowe, Inc. – Special Use Permit for Water Storage Tank – 1069 S. Saginaw**

Ms. Jackman reviewed the request from Rowe Incorporated, on behalf of the City of Lapeer, for a Special Conditional Use Permit in order to construct an at-grade water storage facility on the City-owned Lapeer Soccer Complex property located at 1069 S. Saginaw Street. Ms. Jackman reported the tank is required in order to service the utilities for development in the I-69/M-24 corridor, that the tank needs to be located near the connection source, that the proposed tank location is in line with adjacent rear yard structures, that the booster station building will include an area for the soccer field maintenance items and that no changes are proposed to the existing drive servicing the adjacent home or the maintenance drive for the soccer field. Ms. Jackman also reported that the adjacent property owner has been contacted and has indicated that he does not have a problem with the proposal.

Discussion was held regarding the design of the tank, the necessity of the tank to provide adequate water pressure and fire flow requirements and the common trend to construct at-grade tanks rather than elevated tanks.

Chairman Black opened the public hearing at 6:49 p.m.

There being no comments the public hearing was closed.

Discussion was held regarding the setback variance for the tank required from the Zoning Board of Appeals and landscaping to be installed on the site.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Sprague to approve the request from Rowe, Inc. for a Special Conditional Use Permit for an at-grade water storage facility to be located at the Lapeer Soccer Complex at 1069 S. Saginaw Street. **MOTION CARRIED.**

**SITE PLAN REVIEWS**

There were no site plans to be reviewed.

**OTHER BUSINESS**

**Master Plan – Final Draft Review**

Ms. Jackman reported the revised draft of the new City-Wide Master Plan has been provided and distributed a revised pages 15 and 16 addressing drive-through businesses on Main Street and a revised Transportation Plan Map showing potential future pathway locations.

Discussion was held regarding a proposed change to Page 44 in Item 1 in the Strategies section addressing the southwest quadrant of M-24/Genesee to change the word “should” to “must”. After discussion, it was moved by Commissioner Sommerville and supported by Commissioner Daum to change the word should to must in Item #1 on Page 44. **MOTION CARRIED.**

Discussion was held regarding a map correction required to show the Lamoreaux Drive neighborhood currently shown as white to yellow indicating Medium Density Single Family.

After discussion it was moved by Commissioner Sprague and supported by Commissioner Robinet to adopt the following resolution:

### **RESOLUTION OF ADOPTION**

**WHEREAS**, the Lapeer City Commission established the City of Lapeer Planning Commission to prepare plans for the development of the City under the Municipal Planning Act, PA 285 of 1931 as amended, and

**WHEREAS**, the City of Lapeer Planning Commission has prepared a plan for the future development of the City, and

**WHEREAS**, that plan has been reviewed at a public hearing to gather public comments of the residents of the City and surrounding jurisdiction following notice as required by PA 285 of 1931, and

**WHEREAS**, the City of Lapeer Planning Commission has determined that the plan as developed will be an effective tool in guiding and accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements, now

**THEREFORE, BE IT RESOLVED** that the City of Lapeer Planning Commission does hereby adopt the 2008 City of Lapeer Master Plan and forwards the Plan to the Lapeer City Commission for its approval.

**MOTION CARRIED AND RESOLUTION DECLARED ADOPTED.**

Ms. Jackman reported she will be contacting Lapeer Township representatives to develop specific zoning regulations for development of properties within the recently annexed area.

#### **Special CIP Meeting**

After discussion, it was moved by Commissioner Daum and supported by Commissioner Robinet to schedule a special meeting for 6:30 p.m. on Thursday, April 24, 2008 to review the proposed 2008-2014 Capital Improvement Program. **MOTION CARRIED.**

Discussion was held regarding the status of work needed at the intersection of Oregon and Saginaw where a utility pole was removed and enforcement needed concerning boats being stored on various streets.

**ADJOURNMENT**

There being no further business, it was moved by Commissioner Robinet and supported by Commissioner Sprague to adjourn the meeting at 7:12 p.m. **MOTION CARRIED.**

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Mr. Dale Kerbyson  
Secretary