

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
DECEMBER 11, 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, December 11, 2008 at 6:30 p.m.

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

Members Absent: Commissioner Jennell RaCosta.

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 Kerbyson and supported by Commissioner Daum to approve the minutes of the regular meeting held on November 13, 2008 as presented.

MOTION CARRIED.

PUBLIC COMMENTS

There were no comments from the public at this time.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

Clemens / Bahri – Master Plan Amendment – South Portion of Parcel #20-98-017-028-00 & Entire Parcel Known as 1583 S. Lapeer Road – Office to Commercial

Ms. Jackman updated the Planning Commission on the City Commission's recent action to approve the request from Ray Clemens to rezone his property known as the south portion of Parcel #20-98-017-028-00 from OS-1 Office Service to B-2 General Business and the request from Steve Bahri to rezone his property located at 1583 S. Lapeer Road from OS-1 Office Service to B-2 General Business. Ms. Jackman reported that per the recommendation of the City Attorney, the City Commission has directed the Planning Commission to amend the Master Plan to conform to the zoning decision.

Chairman Black opened the public hearing at 6:31 p.m.

Chairman Black requested the following letter received from Ray Clemens be entered into the record:

December 4, 2008

To the City of Lapeer Planning Commission:

Please let me start out by saying that I'm very sorry for sending this in a letter, instead of saying it in person. However, I'm out of town and can't be at tonight's meeting. Milwaukee has called and I have to be there.

What I would like to say is how important his change is to me. Being able to move forward with this project, without the zoning change, I'm not sure I could afford to move forward. I know this wasn't a unanimous decision, but united we are working together to see this development come to Lapeer.

Thank You, to both sides, however you voted I respect your decision. I know you were doing what's in your heart, which is the best for the city of Lapeer. So let me close by saying "Merry Christmas & a Happy/Healthy New Year! To everyone here tonight....."

Yours Truly,
Ray Clemens
Ray C's Cycle & Sports, Inc.
1422 Imlay City Road
Lapeer, Michigan 48446

Chairman Black also noted the correspondence received from Lapeer Township addressed to the City Commission voicing opposition to the rezoning and Master Plan amendment requests which was submitted to the commissioners in the meeting packet materials.

There being no further comments, the public hearing was closed at 6:32 p.m.

Discussion was held regarding the direction from the City Commission and City Attorney to amend the Master Plan.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Robinet that per the direction from the City Commission to amend the Master Plan for the properties known as the south portion of the Clemens Parcel #20-98-017-028-00 and the entire Bahri parcel known as 1583 S. Lapeer Road from Office to Commercial.

ON A ROLL CALL VOTE:

Yeas: Commissioners Sommerville, Sprague, Robinet, Ogden, Hubbell and Black.

Nays: Commissioners Daum and Kerbyson.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

M-24 Access Management Plan

Ms. Jackman reviewed the timeline and current status of the M-24 Access Management Plan stating that an additional public informational meeting will be scheduled possibly in February.

Zoning Ordinance Update

Ms. Jackman updated the commission on the Zoning Ordinance Update project stating the current ordinance is undergoing a technical review by Rowe.

CORRESPONDENCE

The current Development Activity Report was reviewed.

ADJOURNMENT

There being no further business, it was moved by Commissioner Sommerville and supported by Commissioner Daum to adjourn the meeting at 6:37 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary