

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JANUARY 14, 2010**

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, January 14, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Les Daum, Commissioner Mike Robinet, and Commissioner Jennifer Hubbell.

Members Absent: Commissioner Dale Kerbyson, Commissioner Dave Sommerville, Commissioner Jennell RaCosta and Commissioner Bill Ogden.

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

Chairman Black called the meeting to order at 6:40 p.m.

MINUTES

It was moved by Commissioner Robinet and supported by Commissioner Hubbell to approve the minutes of the regular meeting held on December 10, 2009 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

Dan Gerlach / Gerlach's Bowling Center – Rezoning – 258 W. Genesee and 135, 143 & 151 N. Court – From P-1 Parking & RM Multiple Family to B-2 General Business

Ms. Jackman introduced the request from Dan Gerlach of Gerlach's Bowling Center to rezone the properties known as 258 W. Genesee Street and 135, 143 & 151 N. Court Street from P-1 Parking and RM Multiple Family Residential to B-2 General Business in order to allow the construction of six additional bowling lanes and expansion of the parking area at the bowling center. Ms. Jackman reviewed the subject area, the existing multiple zonings of the main Gerlach's parcel, the parcels to be rezoned and stated that demolition of one of the three homes to be demolished has been completed.

Ms. Jackman reviewed the conceptual layout plan for the Gerlach's Bowling Center expansion project including screening, landscaping, setbacks of the existing homes and the proposed new building and additional parking areas and photos of the Court Street subject area showing the homes and trees to be removed.

Ms. Jackman reported the parcels are located in the Mixed Use Overlay District of the City's Master Plan, that the project is a significant addition to an existing commercial property, that the rezoning is in compliance with the Master Plan and that the impact to the Court Street neighborhood should be considered.

Chairman Black opened the public hearing at 6:47 p.m.

Mr. Dan Gerlach, of Gerlach's Bowling Center was present and stated that he would like to add on, that it would be nice if he could acquire a new parcel, that it is natural for businesses to expand and that he is only able to expand in his current location.

Mr. Ken Thick, 106 Pope Street, was present and stated that the existing parking situation is terrible and insufficient and inquired where the parking for the additional will be and stated that Mr. Gerlach should fix up his original building first.

Ms. Diane Larkin, owner of 166 N. Court Street, was present and stated she has owned her multiple family zoned property since 1986, that she has reviewed the City's newly adopted Master Plan, that she is concerned for the residential neighborhood, that the Master Plan suggests that projects should be looked at to insure they are compatible with the neighborhood, that Court Street is a gateway to the downtown area, that she is concerned with the impression given when coming to the downtown area and the aesthetics. Ms. Larkin further stated there is an adequate supply of existing commercial land in the City, that the proposed commercial driveway on Court Street will increase traffic on Court Street, that she is concerned with accidents involving young children in the area and that the residential neighborhood needs to be protected. Ms. Larkin stated the board cannot undo this requested change which is a serious responsibility, that the commission's legacy will be another unattractive and sprawling gateway, that the decision needs to be considered carefully and that at one time the Downtown Development Authority considered extending the new period lighting down Court Street to extend the charm of downtown. Ms. Larkin stated that the proposed project will be a negative, unnecessary and unreasonable impact to the neighborhood and recent investments by homeowners in the area.

Michelle Steiner, owner of 125 & 127 N. Court Street, was present and stated that in 2007 she rehabilitated the property and showed before and after photos of the home which is currently occupied by families with 6 children, stated the area is a stable, family-friendly residential neighborhood, that the City just accepted a \$30,000 donation from the Kiwanis to upgrade the park, that her property shares a driveway with one of the homes to be demolished, that she is concerned about a decline in the value of her property resulting from having a commercial property next door, that the impact of the project should be considered and she is not in favor of rezoning 135, 143 and 151 N. Court Street.

Ms. Sandra Spencley, 234 Horton Street, was present and stated that the kids exiting the bowling alley at the driveway across from her are rowdy, drive fast, have been drinking, show off, don't look as they exit the lot at 30 to 40 miles per hour, that now with a drive being added on Court Street someone is going to die, that Horton Street is crammed with bowling customer parking and that 30 more spaces is not enough parking since there is not enough now.

Mr. Paul Wilton, owner of 227 Horton Street, was present and stated that when he purchased his property 10 years ago the neighborhood was terrible with youth hanging out and fighting, that the neighborhood has improved, that Dan Gerlach is a good neighbor who keeps his property up to snuff and fixed up some of the foreclosed properties he purchased that were not in good condition, that because Lapeer Lanes has closed Gerlach's has more business and that he would rather have Dan Gerlach do this project than someone else come along and create another Lapeer Lanes situation.

The following correspondence was received regarding the request:

1/4/10

To: Planning Commission

I think it is a great idea.

I have felt that the City could be more proactive towards business.

David A. Peterson

There being no further comments the public hearing was closed at 7:04 p.m.

Discussion was held regarding the merit of the request, the change to the residential neighborhood, protecting the residential area, additional parking spaces to be added and the 6 additional alleys to be added to the existing 12 alleys. Discussion was also held regarding the mixed use character of the subject area, whether the access drive on Court Street is necessary and the need to determine if the proposed use is an acceptable land use.

Discussion was also held regarding the location of the project in the Mixed Use Overlay District area of the Master Plan, whether the project could proceed toward approval under the Mixed Use provisions rather than rezoning to B-2 which is a more permanent change, the fact that the Mixed Use District was developed to allow flexibility for land use, the fact that the proposed use is within the guidelines of the Master Plan, the requirement for City Commission approval of the rezoning, cooperation from developers in architectural design on projects and Mr. Gerlach's interest in the neighborhood.

After discussion, it was moved by Commissioner Robinet and supported by Commissioner Sprague to recommend the City Commission approve the request from Dan Gerlach of Gerlach's Bowling Center to rezone properties as follows:

- Rezone the split-zoned parcel known as 258 W. Genesee St. from RM and P1 to B-2;
- Rezone 135 N. Court Street from RM to B-2;
- Rezone 143 N. Court Street from RM to B-2; and
- Rezone 151 N. Court Street from RM to B-2.

Yeas: Commissioners Robinet, Sprague and Black.

Nays: Commissioners Daum and Hubbell.

Absent: Commissioners Kerbyson, Sommerville, RaCosta and Ogden.

Abstain: None.

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

There was no Other Business to be conducted.

ADJOURNMENT

There being no further business, it was moved by Commissioner Robinet and supported by Commissioner Sprague to adjourn the meeting at 7:20 p.m. **MOTION CARRIED.**

Mr. Dale Kerbyson
Secretary