

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
JUNE 10, 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, June 10, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Les Daum, Commissioner Bill Ogden, Commissioner Mike Robinet, Commissioner Jennifer Hubbell, Commissioner Dale Kerbyson and Commissioner Dave Sommerville (arrived 6:47 p.m.)

Members Absent: Commissioner Jennell RaCosta.

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

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

MINUTES

It was moved by Commissioner Kerbyson and supported by Commissioner Ogden to approve the minutes of the regular meeting held on May 13, 2010 as presented.
MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS TO BE SCHEDULED

Andrew & Shannon Lanza – Master Plan Amendment – 235 & 993 Millville Road - Office to Commercial – General Business

Ms. Jackman reviewed the request from Andrew & Shannon Lanza to amend the Master Plan designation for the properties known as 235 & 993 Millville Road from Office to Commercial-General Business in order to establish a fruit & vegetable market on the southerly portion of their property.

It was moved by Commissioner Robinet and supported by Commissioner Ogden to schedule a public hearing for 6:30 p.m. on August 12, 2010 to consider the request from Andrew & Shannon Lanza to amend the Master Plan designation for the properties known as 235 & 993 Millville Road from Office to Commercial-General Business.
MOTION CARRIED.

PUBLIC HEARINGS SCHEDULED

There were no public hearings scheduled.

SITE PLAN REVIEWS

Gerlach's Bowling Center Addition – Site Plan – 258 W. Genesee Street

Ms. Jackman reviewed the site plan received for the construction of a 7,226 sq. ft. addition to Gerlach's Bowling Center to provide six new bowling lanes with additional parking. Ms. Jackman reviewed the zoning map and mixed zoning uses in the area, the landscaping plan and the Zoning Board of Appeals approval of a landscaping variance and exception to allow the dual function of parking spaces. Ms. Jackman also reviewed the revised elevation design proposed, the request to add a stop sign at the Court Street access drive and stated that the flood plain on the site will be reviewed during the engineering plan review process.

Discussion was held regarding size requirements for the proposed Arborvitaes and the revised design of the northeast elevation which is preferred over the barn-like design.

After discussion, it was moved by Commissioner Daum and supported by Commissioner Robinet to approve the site plan received for an addition to the Gerlach's Bowling Center building located at 258 W. Genesee Street contingent upon all remaining staff comments being addressed during engineering review. **MOTION CARRIED.**

OTHER BUSINESS

Zoning Ordinance Update – Draft #2

Ms. Jackman, Mr. Doug Piggott of Rowe Professional Services, and Rob Nesbitt of LSL Planning reviewed portions of Draft #2 of the updated Zoning Ordinance. Ms. Jackman reported the City Attorney and various City staff reviews of the ordinance have been completed and will be incorporated into a master comment list.

The Commission reviewed the following sections of Draft #2 of the updated Zoning Ordinance:

- Article 7.17 – Site Plan Review including the difference between site plan review and sketch plan review, plan review requirements, whether to include the checklist in the ordinance or application packet, standards of approval, adding a section requiring properties in the M-24 Access Management District to comply with Article 7.11, whether to increase the validity period of approved plans and identification of minor and major site plan changes. It was the consensus of the Commission to provide the checklist in the application packet and to leave the approval period at 12 months with language to allow the commission to extend approval “up to” an additional 12 months.
- Article 7.18 – Special Land Use Review including appeals, waivers and language requiring the order of application for ZBA and Planning Commission approval. After discussion, it was the consensus of the Commission to remove the language regarding the order of ZBA and Planning Commission approvals.
- Article 7.19 – Planned Unit Developments. There were no comments on this Article.

- Article 7.20 – Condominiums. Ms. Jackman reported adding this section to the Zoning Ordinance will require repeal of the existing Condominium Ordinance (Chapter 58).
- Article 7.21 – Nonconformities including clarification of Class A Nonconforming Uses and Structures criteria, standards for determining abandonment of a non-conforming use, whether to allow a change in a nonconforming use and the ability of property owners to utilize the conditional rezoning option.
- Article 7.22 – Administration & Enforcement including rewording of the criteria for granting ZBA variances, several sections which need further review and researching whether to enforce ordinance violations as a civil infraction or misdemeanor.
- Article 7.23 – Zoning Board of Appeals including procedures and resubmittal timing requirements. It was the consensus of the Planning Commission to reduce the resubmittal period to one year.
- Article 7.24 – Amendments including the process for ordinance amendments and the conditional rezoning language.
- Article 7.25 – Definitions including additional definitions to be included.

Discussion was held regarding comments from the Parks & Recreation Director concerning open space and recreational area requirements and criteria for sidewalks and paths.

Discussion was held regarding the comment from the Director of Public Safety to add a statement indicating that property uses must comply with all Federal, State and Local laws and ordinances. After discussion, it was the consensus of the Planning Commission not to include such a statement in the ordinance.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson to adjourn the meeting at 7:44 p.m.

Mr. Dale Kerbyson
Secretary