

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
OCTOBER 28, 2010**

A rescheduled meeting of the City of Lapeer Planning Commission, which was cancelled on Thursday, October 14, 2010 due to the lack of a quorum, was held in the Commission Chambers of Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, October 28, 2010 at 6:30 p.m.

Members Present: Chairman Joe Black, Vice Chairman Bill Sprague, Commissioner Dale Kerbyson, Commissioner Dave Sommerville and Commissioner Jennell RaCosta.

Members Absent: Commissioner Les Daum, Commissioner Mike Robinet, Commissioner Jennifer Hubbell and Commissioner Bill Ogden.

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 6:34 p.m.

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Sommerville to approve the minutes of the meeting held on August 17, 2010 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

Ms. Kimberly Huber, 219 W. Fair Street, was present and inquired regarding the zoning designation for the Churchill Farms properties on S. Main Street recently annexed into the City from the annexation by choice area from Lapeer Township. Ms. Huber inquired regarding the uses permitted in the B-2 district including whether drive-thru uses are allowed and what auto use restrictions are proposed in the B-2 district of new zoning ordinance.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

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There were no public hearings scheduled.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Zoning Ordinance Update – Draft #3

Ms. Jackman highlighted several revisions in draft #3 of the updated zoning ordinance including:

Article 7.04 – Multiple Family Districts – clarification of the difference between the RM-1 and RM-2 districts and open space ratio requirements;

Article 7.06 & 7.07 – Business, Office & Central Business Districts – clarification of the differences between the districts;

Article 7.12 – Use Requirements – addition of additional language detailing which motor vehicle uses are allowed in all districts and which uses are allowed on locations with frontage on E. Genesee/Imlay City Road;

Article 7.16 – Signs – clarification of permit requirements and restriction of electronic message timing; and

Article 7.17 – Site Plan Review – condensed table for site plan review requirements for various types of projects.

Ms. Jackman reviewed various items remaining for consideration by the commission including determining the number of seats that constitute a mega church, the area where adults uses are allowed based on the proposed location restrictions, various definition terms to be removed or modified, the need for wireless communication and wind turbine language to be added to the ordinance, traffic analysis requirements and the need to determine whether zoning violations are to be considered misdemeanors or civil infractions. After discussion on the remaining items, it was the consensus of the commission to determine that 500 seats constitutes a mega church and to leave the adult use location restrictions as currently proposed.

Discussion was also held regarding the parking restrictions for single and two-family dwellings, incorporating language in the ordinance to permit flexibility to accommodate new technologies, developing an informational chart summarizing the timeframe requirements for review of new development projects, the proposed zoning designations of properties on Lincoln Street and the Rolling Hills Golf Course and minimum dwelling unit square footage.

Discussion was held regarding whether to schedule a workshop prior to the joint meeting with the City Commission to present and review the new Zoning Ordinance with the consensus being to first schedule a workshop with City Commission.

ADJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 7:40 p.m.

Mr. Dale Kerbyson
Secretary