

**CITY OF LAPEER
MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
DECEMBER 13, 2018**

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 13, 2018 at 6:30 p.m.

Members Present: Chairman Joe Black, Commissioner Dave Sommerville, Commissioner Dale Kerbyson, Commissioner Bill Sprague, Commissioner Ed Jamison, Commissioner Anne Shenck, Commissioner Austin Kelly and Commissioner Catherine Bostick-Tullius.

Members Absent: Vice Chairperson Jennell RaCosta.

Also Present: Ms. Caitlyn Habben, Rowe Professional Services Company Planning Consultant.

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

MINUTES

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to approve the minutes of the meeting held on November 8, 2018 as presented. **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments at this time.

PUBLIC HEARINGS TO BE SCHEDULED

There were no public hearings to be scheduled.

PUBLIC HEARINGS SCHEDULED

Rezoning – McLaren – 1211, 1217 & 1225 Barry Dr. Parcels – R-2 to OS-1

Ms. Habben reviewed the request from McLaren Lapeer Region to rezone the properties known as 1211, 1217 & 1225 Barry Drive from R-2 Single-Family Residential to OS-1 Office Service. Ms. Habben reviewed the location of the subject parcels, aerial photos of the area and stated the rezoning request is consistent with the Master Plan for Future Land Use Map.

Chairman Black opened the public hearing at 6:33 p.m.

John Golm, 1339 Adams Street, was present and expressed several concerns regarding what the plans for the hospital expansion are, what site plan has been approved and concerns about future development further south of the current expansion area including buffering, screening and lighting. Mr. Golm also expressed concerns with the possibility of his property value decreasing due to the current expansion project and whether he has any rights or recourse to prevent the current and future development of the property.

Chris DeGood, the project engineer with Beckett & Raeder, was present and reviewed the proposed site plan for the new McLaren Lapeer Region Ambulatory Care Center including parking areas, landscaping, the vacation and removal of the current Barry Drive City street between Adams Street and Knollwood Drive as well as currently unconstructed platted streets including a section of Jackson Street and Crystal Drive. Mr. DeGood stated a new private access drive owned by McLaren will be constructed between Adams Street and Knollwood Drive which will remain open for public access and use.

Carol Lyons, 1029 Barry Drive, was present and inquired if the hospital owns or plans to develop any of the properties on the south side of Barry Drive east of Adams Street.

Gary Wilkison, 1233 Adams Street, was present and stated he has concerns with more office development to the south including buffering and lighting.

Barbara Pinch, 1341 Adams Street, stated the project is disappointing and submitted the following correspondence to the commission:

To Members of the Planning Commission and McLaren Administration:

My name is Barb Pinch and my house is located at 1341 Adams St., right next to 1211 Barry Drive. My yard also backs up to the backyard of 1217 Barry Drive. If one were to look at the Barry Drive properties starting at the McLaren Karmanos Cancer Center you would see that it would be one large rectangle if it included just one last little slice, my property. I am concerned that my property will be next to an office building and/or parking lot. I am also concerned that at some point in the future McLaren will be looking to rezone my property as well in order to get that rectangle as referenced above. Due to this I would rather my property be included at the front end of this project rather than at a later date.

Attached are photos of my property from the back to show the closeness to the properties under rezoning review.

Barb Pinch
1341 Adams Street

Sharon Walker, 1309 Adams Street, was present and inquired if traffic will still be able to enter the hospital complex off M-24 at Barry Drive.

Discussion was held on the Master Plan Future Land Use map designations of the properties surrounding the existing hospital site, the vision included in the City's Master Plan to accommodate future expansion of the existing medical complex, the potential for property values in the subject area to increase rather than decrease and screening and landscaping buffering requirements between office and residential uses.

Chris DeGood, of Beckett and Raeder, reviewed the various entrance locations and parking areas for the new proposed building and the designated wetland areas located south of the proposed access drive which have been confirmed by the Michigan DEQ.

There being no further comments, the public hearing was closed at 6:56 p.m.

Discussion was held regarding the proposal to construct the new access drive where the homes being considered for rezoning are currently located, services to be offered at the new ambulatory care center building, the significant buffering and screening required during the site plan approval process for the new building, that most of the activity at the new building will be during the daytime and the fact Barry Drive between Adams Street and M-24 will not change.

After discussion, it was moved by Commissioner Sprague and supported by Commissioner Bostick-Tullius to recommend the City Commission approve the request from McLaren Lapeer Region to rezone the following parcels from R-2 Single-Family Residential to OS-1 Office Service due to the request being consistent with the City's Master Plan:

- 1211 Barry Drive - Parcel #L21-30-014-040-00 Legally Described as CITY OF LAPEER KNOLLWOOD #1 LOT 4, BLOCK B (L=1 P=93 SEC 32, T8N-R10E)
- 1217 Barry Drive - Parcel #L21-30-016-040-00 Legally Described as CITY OF LAPEER KNOLLWOOD # 1 LOT 5, BLK B "ACT 135 OF 1976" (L=1 P=93 SEC 32, T8N-R10E)
- 1225 Barry Drive - Parcel #L21-30-017-040-00 Legally Described as CITY OF LAPEER R KNOLLWOOD # 1 LOT 6, BLOCK B (L=1 P=93 SEC 32, T8N-R10E)

MOTION CARRIED.

SITE PLAN REVIEWS

There were no site plans to be reviewed.

OTHER BUSINESS

Master Plan – 5 Year Review

Ms. Habben provided an initial summary of various sections and items in the City Master Plan to be reviewed during the Master Plan 5 Year Review process to commence in January including drive-through establishment restrictions, the goals and objectives, whether to include action items for each goal and including the DDA Michigan Main Street and Redevelopment Ready Community plans. Ms. Habben stated the commission should also review and consider the need for a one-to-one ratio for each of the Master Plan Future Land Use classifications and Zoning District designations, whether to eliminate the Commercial-Auto classification and eliminating and adding certain master plan and zoning district classifications. Ms. Habben stated the Priority Action Plan and priorities section should be updated, a timeline should be added and reviewed the overall process for updating and approving the Master Plan.

Planning Commission By-Laws

Ms. Habben reviewed the draft version of the Planning Commission By-Laws for input on various items from the commissioners to include in the final version for adoption consideration. Discussion was held regarding establishing an annual meeting date, election of officers, officer succession, media restrictions, public comment limitations, conflicts of interest and whether to include an attendance policy.

Commissioner Sprague commented on current legislative efforts during the lame duck period to restrict local control of various site development standards such as landscaping and buffering.

ADJOURNMENT

There being no further business, it was moved by Commissioner Kerbyson to adjourn the meeting at 7:52 p.m.

MEETING ADJOURNED.

Ms. Anne Shenck
Secretary