

**2018 Annual Report**  
**City of Lapeer Planning Commission**

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Section 19 of the Michigan Planning Enabling Act requires the Planning Commission to submit a report annually to its legislative body on "...its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development". This report represents the Planning Commission's 2018 annual report to the City Commission.

**Planning and Zoning Activities - Year**

The Planning Commission held 8 meetings in 2018. During those meetings, it reviewed:

- 1 - Special Use Permit (SUP)
  - 1555 DeMille Road Ya Eat Yet? – **Approved with conditions**
  
- 3 - Site Plans Reviews
  - Vacant Along Imlay City Road EMA Center – **Approved with conditions**
  - 448 County Center Road Foster Blue Water Oil – **Approved with conditions**
  - 1375 N. Main Street McLaren Ambulatory Care Center – **Approved with conditions**
  
- 4 - Rezoning
  - Vacant Parcel S. Main Longoria – **Approved**
  - 944 Baldwin Road Berishaj – **Approved**
  - 552 Imlay City Road Reed – **Approved**
  - 1211, 1217, & 1225 Barry Drive McLaren - **Approved**
  
- 4 - Zoning Ordinance Text Amendment
  - *Section 7.14.04.e*) – **Accessory Buildings and Uses** – to require accessory buildings in the residential districts to have matching exterior materials - **Approved by the City Commission**
  - *Section 7.14.03.d*) – **General Exceptions – Dimensional Requirements** to allow window wells to extend or project into the required side yard no more than 4 feet - **Approved by the City Commission**
  - *Section 7.06.02 Table 7.06.1, Section 7.08.02 Table 7.08.1, Section 7.13.09, Section 7.16.02 Table 7.16.1, and Section 7.24.03* – **Ambulance Service Station** to add this use permitted by right in the B-2 and B-3 zoning districts, and as a Special Land Use in the OS-1 and I-1 zoning districts. This use would allow for office, dispatch, storage, maintenance, and sleeping rooms to be allowed onsite - **Approved by the City Commission**
  - *Section 7.13.12 and 7.16.02* – **Medical Marijuana** to clarify outdoor display and outdoor production is not permitted. In addition to updating parking to not include construction workers or outdoor sales space – **Approved by the City Commission**
  
- # - Other Business
  - Alternative Odor Control Systems
    - 2401 W. Genesee Pier Provisioning Center – **Denied**
    - 1330-1332 Imlay City Road Pure Lapeer - **Denied**

**Planning and Zoning Goals - 2019**

The Planning Commission will continue to review rezoning, SUP, and site plan review requests as provided for in the Zoning Ordinance. The complete list of goals for the Commission for 2019 includes:

- Continue to review and conduct Planning Commission business.
- Complete the process of review of the City's Zoning Ordinance.
- Conduct a five-year review to update the master plan.
- Conduct training for the Planning Commission and Zoning Board of Appeals members.
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