

April 25, 2012

## LAPEER TOWNSHIP SPECIAL BOARD MEETING

Lapeer Township Offices and Community Building  
1500 Morris Road, Lapeer Township, Lapeer County, Michigan

BOARD PRESENT: Clerk Dawn Walker, Supervisor Scott Jarvis, Treasurer Lori Ann Taylor and Trustee Bill Blaine.

ABSENT: Excused, Trustee John Rutzen.

OTHERS PRESENT: Planning Consultant, Chris McLeod of Community Planning and Management  
Dale Kerbyson, City of Lapeer Manager  
Mike Nolan, City of Lapeer attorney  
Bob Gilling of JPT Acquisitions Company, LLC  
Michael Jablonski, Corporate counsel for JPT Acquisitions Company, LLC

Supervisor Jarvis called the meeting to order at 10:00 a.m.

PUBLIC TIME: None.

The land owners (JPT Co.) represented by Mr. Gilling and Mr. Jablonski addressed the board in regards to the property south of I-69 between M-24 and Baldwin road designated as a zoned PUD and annexed to the City of Lapeer in 2006 with same zoning designation.

Mr. Jablonski stated that JPT wanted us to consider zoning the property in question as commercial rather than a PUD (planned unit development). He stated that currently there is no residential need, Michigan residential properties are currently overbuilt.

Clerk Walker commented that in past dealings with JPT, there has been no follow through in completion of the previous site plans. The conceptual plans have still not conformed to the Township planning commission's requirements; and as a result the Township has not signed off on any site plans so far. Property owners have not worried about completing their business at the township until they have a potential buyer and then they want everything done yesterday. This site plan needs to move forward until its completion.

Mr. Gilling reviewed plans dated 4-20-2012 and pointed out two new wetland mitigation areas created on the site as per DEQ permit. He also pointed out that Alpine Engineering is now ANC Engineering. Dan LaClair is still the engineer for ANC. He stated that the only entrance to the site on the Baldwin Road side is the original entrance north of the curves south of I-69.

Clerk Walker voiced concern over buffering and landscaping at the south end of the development (around Poss Lake). Privacy for the current residential area is essential.

Mr. Jablonski stated that the development of the future is changing. They need commercial for marketability. He stated that residential property in Michigan is currently 10 – 15% overbuilt. He then requested to change the development to all commercial zoning, and if granted can they still receive reserve (down zone) residential zoning availability in the discussed area at a future point in time.

Clerk Walker stated that a PUD is a mixture that can encompass commercial, residential and office. That is what you have. Any changes to the plan need to go back to the planning commission for review.

Planner McLeod stated that there is over 700,000 square feet of commercial available in the current conceptual plan. To be frank, you seem to want a blank check.

