

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
January 3, 2022

Regular Meeting called to order at 7:00 p.m. by Chairman Mike Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Stencel, Morris, Fulton, Huepenbecker, Kaatz

Absent: Picot, Macksey, McCoombs

Others Present: A. Sutton, P. Muoio, K. DeCoster, D. Klawitter, M. Bosi, and 2 residents.

Approval of Agenda:

Motion by Morris, seconded by Stencel to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes:

Motion by Fulton, seconded by Huepenbecker to approve the minutes of December 6, 2021 as presented.

All ayes

Motion carried

Public Comment: None

Zoning Administrator's Report: None

Old Business:

- 1. Consider final site plan for SuperStand** – Kaatz asked about the ownership of the alley to the north. Huepenbecker stated 3 North Vines owns that alley. Stencel commented the letter from 3 North Vines is important to consider.

Kaatz stated it is a concern with the build out going to the lot line where will the water drain off? If 3 North Vines close off this alley, how will loading, unloading, rubbish get removed, grease traps pumped out, or pedestrian traffic work? Lengthy discussion followed. Huepenbecker stated the side set backs in the CBD is zero. Kaatz noted the water from the down spout will now be directed to the BP or 3 North Vines. Discussion followed on storm water drainage.

Kaatz commented on not removing the tree as was asked on page 25 (#5). Klawitter brought his architect on the phone to answer questions. Huepenbecker asked about the corrugated material used as siding.

Lengthy discussion followed on the corrugated material being used, the wall being built out, and water drainage issues. Huepenbecker explained the Planning Commission has some discretion on what we can accept. Huepenbecker explained we have several items to go through individually to waive. Items #5 & #6 will have to go to the ZBA. The architect explained the color scheme.

Motion by Morris, seconded by Ziegler, to approve the site plan accepting waivers #13, #11, #10, #7, a hard no on removing the tree, and including modification of the plan for the rain water bringing it to the west into the storm sewer system.

Roll call:

Ayes: Morris, Ziegler, Stencel, Fulton

Nays: Kaatz, Huepenbecker

Motion carried

Morris left at 8:31 p.m.

- 2. Update On Master Plan Implementation** – Fulton explained we have a meeting this Thursday at 7:00 p.m.

New Business:

- 1. Election of Officers: –**

Chairperson – Huepenbecker and Fulton nominated Mike Ziegler- Nominations closed

Motion by Huepenbecker, seconded by Fulton, to accept nomination as presented.

Roll call:

Ayes: Huepenbecker, Fulton, Kaatz, Stencel, Ziegler

Nays: None

Motion carried

Secretary – Fulton and Ziegler nominated Jackie Huepenbecker - Nominations closed

Motion by Fulton, seconded by Ziegler, to accept nomination as presented.

Roll call:

Ayes: Fulton, Ziegler, Kaatz, Stencel, Huepenbecker

Nays: None

Motion carried

Vice Chairperson to be put on next month's agenda when Will Morris is present.

- 2. Set schedule of meeting for 2022** – Board member agree to change July's meeting to July 12, 2022.

Motion by Fulton, seconded by Stencel to accept the meeting schedule for 2022.

All ayes

Motion carried

- 3. Presentation on the plan for addition at Harbor** – Huepenbecker explained the gentleman from Booms Construction could not make it tonight. Kaatz explained the rules are the same as anyone else in the Village. They are adding an addition, eliminating the public restrooms on the back, redoing the showers for the boaters, and adding an office for the harbormaster. Discussion follows. Huepenbecker explains this is something the zoning administrator can approve. Kaatz suggested we ensure the landscaping plan is done. The architect on speaker phone indicated the plans did not call for landscaping. Allie Sutton asked the architect to send over the additional plans for review.

Motion by Fulton, seconded by Stencil to table the DNR plan until next month.

All ayes

Motion carried

- 4. Recommendation for as needed planning services with Adam Young, Wade Trim** – Huepenbecker explained this is something Holly was working on. You can see tonight how important this is. Discussion followed on the customer paying the costs for additional reviews as needed.

Motion by Huepenbecker, seconded by Ziegler to recommend the as needed planning services from Adam Young of Wade Trim.

Discussion – Kaatz explained you need to put out an RFP for contracted services.

Huepenbecker rescinded the above motion, Ziegler seconded.

- 5. Planning Commission Annual Report for 2021** –

Motion by Fulton, seconded by Stencil to approve the Planning Commission Annual Report.

All ayes

Motion carried

- 6. Presentation on Idea for use of the property on the northeast corner of Washington and Boynton** – Peter Muoio asked for input from the Planning Commission for putting in a ship viewing deck on the tie down lot above the fish cleaning station. Further expansion could include an ice-skating rink, public restrooms, and information center. Discussion followed.

Public Comment

- Kathy DeCoster – Commented the ship viewing deck is a good idea.

Adjournment – Motion by Fulton, seconded by Stencil, to adjourn the meeting at 9:30 p.m.

Respectfully submitted,
Vicki Scott