

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, Michigan
October 4, 2021
7 p.m.

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

Roll Call by Vicki Scott, Clerk

Present- Picot, Stencel, McCombs, Morris, Fulton, Huepenbecker, Ziegler

Absent – Macksey, Kaatz

Others Present –Amos Williams, Jim Pierce, Peter Muoio, David & Susan Diener, and 1 resident.

Approval of Agenda –

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

All ayes

Motion carried

Approval of Minutes –

Motion by Huepenbecker, seconded by McCombs, to approve the minutes of September 13, 2021, as presented.

All ayes

Motion carried

Motion by Picot, seconded by Huepenbecker, to approve the minutes of September 20, 2021, as presented.

All ayes

Motion carried

Public Comment – None

Zoning Administrator Report – Pierce reported Woodpecker Industries moved to a larger facility in Croswell.

Huepenbecker asked to clarify the report by adding that only four commissioners went on the site visit to the Frasier property.

He reported that Huepenbecker will work with him on tracking projects to make his zoning reports easier. The ZBA training she set up should be helpful going forward.

Stencel asked about the water storm drain issue behind Jeff's Market. Pierce said he is working with Kevin Martin on this. Discussion follows. Picot asked about the ownership of the alley by Jeff's Market. Pierce explained it is not clear who owns it.

Picot asked if a sign permit has been submitted for Jeff's Market. Williams said he asked Jeff to go through the proper process and start from the beginning and believes Jeff may ask for a variance or to be rezoned. Discussion follows. Picot would like this issue addressed next month. Ziegler suggested putting this on the next agenda.

Motion by Morris, seconded by Stencel, to accept the Zoning Administrator's report with the correction of four Planning Commissioners.

All ayes

Motion carried

Old Business:

1. Update on Master Plan Implementation –

Motion by Fulton, seconded by McCombs to approve the report of the Implementation Steering Committee.

Discussion – Fulton thanked Morris, Picot, and Huepenbecker for meeting with the staff of Clear Ideas.

All ayes

Motion carried

New Business:

1. Design Review for Cottage Lot on 5472 Washington – Huepenbecker commented that the materials for the design review for the cottage lot are incomplete and would like a completed copy resubmitted. Pierce explained David and Susan Diener are looking for guidance from the Planning Commission on what would be permitted. This may need to go to the ZBA for a variance request. A cottage lot review would still be required.

Susan Diener explained they would like to make their cottage into a full-time home by rebuilding. To be compliant they could keep the same footprint which is 30' wide, they could add on the back by narrowing it down to 25' wide. However, that would not allow them to have a driveway. We do not have a final site plan yet because our architect needs to know how to proceed.

Discussion took place on ownership of the alley behind Jeff's Market. Picot spoke to the register of deeds regarding this issue.

Picot explained the accessory structure only needs a 5 foot set back on the back and either side, not 20 ft. The width of the garage conflicts with the ordinance because it must be no more than fifty percent of the front façade of the home.

Susan Diener asked what she needed from the Planning Commission before asking the ZBA for a variance should they go in that direction. Picot explained they would need a "no" from the Planning Commission.

Discussion follows about the cottage lot design review. Susan Diener said the architect cannot finalize the plan until we find out how wide we can make the house, and they hope to start the project in Fall 2022. Susan Diener asks if they can build on the existing repaired foundation with the same footprint. Picot will look into this and get back to them with an answer.

Motion by Picot, seconded by Morris to deny the request for design review approval based on the plan to build in the side setback and the garage is wider than the ordinance will allow.

Roll call:

Ayes: Picot, Morris, Fulton, McCombs, Stencel, Huepenbecker, Ziegler

Nays: None

Motion carried

2. Appointment of a Training Officer for the Planning Commission – Ziegler appointed Dave Picot as the training officer from now through December 2021.

Public Comment

- Peter Muoio – Thanked Jim Pierce for his prompt follow-up on the blight issue and the Dieners for investing in the community.

Adjournment - Motion by Fulton, seconded by Picot, to adjourn at 8:25 p.m.

All Ayes

Motion carried

Vicki Scott

Village Clerk

Approved