

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, Michigan
September 13, 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- Ziegler, Picot, Stencel, Macksey, McCombs, Morris, Fulton, Huepenbecker, Kaatz

Absent –

Others Present –Amos Williams, Peter Muoio, Ed Jarosz, and 23 citizens

Approval of Agenda: Motion by Morris, seconded by Macksey, to approve the agenda as amended to move New Business #1 & #2 before Old Business.

All ayes

Motion carried

Approval of Minutes –

Motion by Picot, seconded by Fulton, to approve the minutes of August 2, 2021, as presented.

All ayes

Motion carried

Public Comment – None

Zoning Administrator Report – Pierce explained there will be a ZBA hearing on October 5, 2021, at 7 p.m. regarding signage at 3 North Vine. He is working with the owner of 5472 Washington regarding the demo and new construction of a home. This may come before Planning next month. Picot asked about the process of a new home coming into the mobile home park. Kaatz asked about the continuing blight issues.

Motion by Macksey, seconded by Picot, to accept the Zoning Administrator report as presented

All ayes

Motion carried

New Business:

1. Concept Review Lexington Superstand - David Klawitter noted this facility would be carry-out only with ordering at a takeout window during the summer months to start. Members reviewed proposed renderings and asked questions about parking, possible traffic issues, current utilities, trash receptacles, the north ally area, and the facade. Klawitter noted this facility would be carry-out only with ordering at a takeout window during the summer months to start.

2. Concept Presentation – Frasier Building Redevelopment – Gus and Erica Llerenas (owners) and Brian Gill and Chris Westerlund (TDG Architects) answered questions during a PowerPoint presentation of the proposed redevelopment of 7235 Boynton. After the questions were answered, Westerlund asked the Commission if

they should continue moving forward with the next step ommenin the rendering process.

Motion by Morris, seconded by Huepenbecker that the planning commission supports moving forward with this project and looks forward to your next stage.

All ayes

Motion carried

Several citizens had comments and questions about the project. Chairperson Ziegler reminded them that the time for public comments is at the end of the meeting. Gus and Erica Llerenas and their architects offered to answer questions out in the hall.

Old Business:

- 1. Update on Master Plan Implementation** – Huepenbecker handed out the report of the Steering Committee for Implementing the Master Plan.

Fulton will schedule a meeting of chairpersons of Village committees for October 28, 2021, at 8:00 p.m.

A new Village website is being developed. DDA is playing an active role. Trustee Doug Drouillard is the point of contact and is working with Paul Christy of EGO Detroit. EGO has done websites for Eaton Rapids and Frankfort among others. Fulton explained each committee will have a chance for input once we get further along.

Picot explained discussions with Clear Ideas about materials to promote and provide feedback on the Master Plan. The steering committee is asking for \$2,000 from the Planning Commission budget to fund two promotional pieces. Morris explained one is a single-page document and the other a four to eight-page pamphlet that can be read instead of reading the entire master plan. Discussion followed. Stencil asked if this is in the budget. Huepenbecker explained there are funds in the budget, but this is not in a specific line item for publications.

Motion by Ziegler, seconded by Macksey to have Clear Ideas develop a master plan promotional briefs not to exceed \$2,000. Discussion

Roll call:

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

Nays: Stencil, Kaatz

Motion carried

Picot reported he spoke with Chris Germain from MEDC. A group called CEDAM has a program where if we provide a place to work and \$6,000, they will pay the salary and benefits for 15 months for a person to work on items relating to economic development and certification for RRC.

- 2. Review of Bylaws** – Reviewed the changes recommended at previous meetings and a suggestion by Dave Picot for a training officer. Discussion followed.

Kaatz leaves at 9:20 p.m.

Motion by Morris, seconded by McCombs to approve the bylaws with suggested changes and send them to Council for approval.

All Ayes

Motion carried

Public Comment

- Kimberly Tomczak commented on the parking issue regarding the proposed Frasier Redevelopment plans.
- Matthew Acre – commented that the traffic on Boynton when parents pick up Meyer School will increase with the proposed Frasier Redevelopment Plans.
- Peter Muoio – commented that the Frasier Building Redevelopment plans will all have to meet code.

Adjournment - Motion by Fulton, seconded by Stencel, to adjourn at 9:32 p.m.

All Ayes

Motion carried

Vicki Scott

Village Clerk

Approved