

The Village of Lexington Common Council held a Special Council Meeting, Monday, August 31, 2020 at Tierney Park 7410 Simons Street, Lexington, MI 48450

Call to Order Regular Council Meeting at 6:34p.m. by President Kristen Kaatz

Pledge of Allegiance led by President Kristen Kaatz

Roll call taken by Clerk Beth Grohman

Present: Schultz, Muoio, Fulton, Picot, Jarosz, Kaatz

Absent: None

Others present: Tatman and 32 citizens

Public comment:

Richard Stapleton- 5427 Union – Voiced his concerns regarding the rezoning from R1-A to R1 changing lot size requirements from 100ft to 66ft.

Mary Ann Knoblauch - 7127 Simons – Comments opposed to the rezone of R1-A to R1.

Patrick Blakely -5533 Main – Commented in opposition of the rezone of the A & W and the conditional rezone. Also thanked the DPW for the great job cleaning up the beach areas and bathrooms.

Paul Halterman – 7175 Huron -Comments regarding the zoning change at his property Lake Huron Lodge to commercial and was approved. Opposed to the new changes rezoning back to residential, reducing the land values.

Sara Grout – Speaking on behalf of Peggy Stencel- Correspondence – Opposition to the zoning changes, negatively affected our property and limiting what can developed. Also opposition on zoning changes at the creamery.

Steve Stencel – 5309 Main – Comments concerns about voting on the zoning ordinance/ maps changes and the new member to the council. Also commented on the people attending meeting are all voicing concerns and no one real in favor of the changes.

Dan Maliniak – 5712 Main – Commented in support of the Stencel/Rzepka family property. Also comments on notices informing property owners of changes.

Sara Grout – Rzepka Family Trust – Comments regarding questions she has asked for many months now and still no real answers.

BUSINESS

ADMINISTRATION

A. RECONSIDERATION OF ZONING ORDINANCE AND ZONING MAP – Motion by Muoio, seconded by Picot to reconsider the approval of the Zoning Ordinance and Zoning Map as presented.

Discussion

Muoio- Questions regarding the conditional rezone and the availability to property owners

Tatman – Conditional rezone is an option for property owners to address the Planning Commission for develop something else on their property.

Schultz – Everyone feels this is being rushed and secretive can you explain Holly?

Tatman – It has not been rushed it has been over a year and half in the making. There have been several meetings and focus group, which have been published.

Schultz – Concerns with people feel there answers have not been answered.
Tatman – There is always going to be winners and losers in zoning and is a realistic remark, we may not like it. Never going to please everyone. Answers have been given on multiple occasions but some of the folks do not like the answers.
Schultz- Other options are available to make changes such as variances.
Tatman – There are tools for other options, such as conditional rezone. It can be brought to the Planning Commission for consideration. Make a case in combination with the Master Plan.
Jarosz – Questions regarding the 66ft rule and how many of the 17 lots in the village can be split?
Huepenbecker- Only 8 could be split. The 17 lots are lots that are under 100ft and are in non compliance. Not changing for just 8 lots. Just changing so anyone having a non compliant lot in the R1-A.
Jarosz – Feels that the changing 100ft lots to 66ft would decrease the value of the property
Huepenbecker – No one has really said that.
Picot – Most the areas in the village contain 66ft lots, some small lots, some medium lots and large lots. This measure is maintain the character.
Jarosz – How did the change to the Stencil Lot come about?
Tatman – Current and purposed zoning map, the entire area is residential and one commercial Property. Commercial designation allows for gas stations, strip malls, hotels, etc. If a strip mall Went on this property, then entire neighborhood would be affected. The street going into this parcel is not set up for commercial use. The point of the zoning is to do the greatest good for the Village as a whole, preserve the neighborhood. It is not to hurt or please one parcel or one property owners.
Jarosz – Why wasn't the three story changed before in 2013 when the Master Plan was done?
Kaatz – Prior Master Plan was not done with consultation. It was updated by Planning. Spot zoning, buildings going in that are not consistent with the historic nature of downtown. Consistency uniform approach to the way the village looked. Section 3.11 of zoning ordinance does allow for conditional rezone.
Jarosz called the question
Muio- Article 10, the intent of this ordinance is permit non conformities to remain until they are discontinued. If they want changes, there is a process of conditional rezone.
Roll Call
Ayes – Muio, Picot, Schultz, Fulton
Nays- Jarosz, Kaatz
Motion carried

B. VILLAGE TRUSTEE INTERVIEWS – Members interviewed applicants Dennis Klaas, Kathleen Parraghi, and Larry Adams.

Roll Call Vote
Schultz – Larry Adams
Fulton – Larry Adams
Muio – Larry Adams
Picot – Dennis Klaas
Jarosz – Dennis Klaas
Kaatz – Larry Adams

Motion by Kaatz, seconded by Picot, to appoint Larry Adams as trustee to fill the vacant seat until November election.

Roll Call

Ayes- Kaatz, Picot, Schultz, Fulton, Muoio,

Nays- Jarosz

Motion carried

PUBLIC COMMENT

Paul Halterman – Clarification to reconsider zoning ordinance approval

Steve Stencil – Comments disappointed in the decision. Also commented on the trailer park and Lake Huron Lodge.

Jeff Durecka – Commented on the annexation of his property and requests to be connected to sewer or detached.

COUNCIL PERSONS COMMENTS

Muoio – Thank you to the candidates for the open seat. Response to Jeff Durecka's comments. The Village is working on sewer infrastructure.

ADJOURNMENT – Motion by Picot, seconded by Schultz, to adjourn the meeting 8:26 p.m.

All Ayes

Motion carried

Respectfully Submitted

Beth Grohman