

VILLAGE OF LEXINGTON
Planning Commission – Public Hearing and Regular Meeting
Tuesday, August 18, 2015

Public Hearing Called to Order: Dave Picot, Chairperson

Roll Call by Beth Grohman, Village Clerk

Present- Ziegler, McCombs, Huepenbecker, Besanson, Mills, Picot

Absent – Patterson, Reinhard, Stencil

Others Present –Lynn Laughlin, Beth Grohman, Chad Partaka, Lex Twp, Jennifer Stanyer, Worth Twp, Paul Ganely, Sanilac Twp, and four citizens

Public Comment – None

Motion by Mills, seconded by Besanson to close the public hearing at 6:35 p.m.

Regular Planning Meeting Called to Order: Dave Picot, Chairperson 6:35 p.m.

Roll Call

Present – Ziegler, McCombs, Huepenbecker, Besanson, Mills, Picot

Absent – Patterson, Reinhard, Stencil

Others present – Lynn Laughlin, Beth Grohman, Chad Partaka, Lex Twp, Jennifer Stanyer, Worth Twp, Paul Ganley, Sanilac Twp and four citizens

Public Comment – none offered

Approval of Agenda: Motion by Ziegler, seconded by Huepenbecker, to approve the agenda as presented.

All ayes, Motion Carried

Approval of Minutes – Motion by Ziegler, seconded by Mills, to approve the minutes of July 13, 2015 as presented.

All ayes, Motion carried

Old Business:

1. **Village Zoning Ordinance Amendments-** Motion by Huepenbecker, seconded by Ziegler, to recommend approval to Council the proposed amendments to the Village Zoning Ordinance as presented.

Roll Call

Ayes- Huepenbecker, Ziegler, McCombs, Besanson, Mills, Picot

Nays- None

Motion carried

3. **Dwelling Unit in Accessory Buildings – Turned down by Council.**

Motion by Mills, seconded by Huepenbecker to remove from consideration at this time.

Roll call

Ayes- Mills, Huepenbecker, McCombs, Ziegler, Besanon, Picot

Nays- None

Motion carried

2. Profession Planning Services – Candidate Interviews

Leah Dumouchel – Beckett and Raeder- In business for nearly 50 years. Zoning Certified. Written many ordinances. Park design, in the running for award for a Master Plan written by Beckett and Raeder, for a coastal community specifically with water quality. Master Plans, Northville Township, City of Jackson, Pleasant Ridge. Tourism, Understanding ordinances, general design to make more comfortable for tourist, to function differently. Two things missing in the Village of Lexington, on street parking, struck by the Village, met all of her needs. Maintain charm and small, high growth deteriorates, how do you maintain that charm, writing regulations write them to fit the quality you want in the one square. Past five years what communities has Beckett and Raeder worked on zoning ordinances for. Recently Port Sanilac, and form base codes for Athens Township, Marysville, Roseville. Form Based Codes, Athens Township. Form base code is specific and has to match the current design. What particular elements contribute what you want to preserve. Smart Growth – All these things are only good as the map between the tools and the community. Learn about all the things in the Village of Lexington that make growth smart. Different than Townships and Cities. Regional approach- The firm is 100% in favor of cooperation with surrounding communities. Worked on a Master Plan for Village and a Townships, and most recently working on collaboration for 18 communities, 10 townships, four villages, two cities and two counties.

Patterson arrived at 6:46 p.m.

Rodney Nanny – Building Place – Midland based. Work in Bay/Midland areas, Gladwin. Gravitates in small communities. Created Building Place ten years and prefers smaller communities. Impression of Lexington – Very good impression, positive community, well cared for. Successful community. Very comfortable. Comfortable scale going from site to site. Before created Building Place, worked on Armada zoning ordinances, Richmond and Sandusky. Parking – Went in to detail regarding creating more parking and ways to improve the parking, parking complaints are a sign of success. Rural Small Town- New ideas, will provide advice on new ideas, suggest, but will not make decisions. Angel Parking at the east end of Huron. Would change the direction. Lighting Ordinances – As a planner worked on ordinances regarding exterior lighting. Asked the members what they would like to see- green space, more parking, ordinances that are easily understood.

Rodney Arroyo/Joe Tangari – Clear Zoning – Founded in 1989 – Consulting for municipalities in Michigan for 26 years- Master Plans, Planning Services, Ordinances- Transportation Planning, Parks and Recreation Planning, Downtown Plans. Specialty is zoning. Reformat zoning ordinances to make them user friendly. Use photographs and graphics. Rodney Arroyo, Master Degree in City Planning, Worked in several communities, mostly rural and small town areas. Joe Tangari – Master Degree in Planning, Associate Planner for Clear Zoning, currently working for townships in St. Clair County and Macomb County. Currently working on Master Plans and Building Plans, West Virginia, working on zoning ordinance a community in Colorado, just finished a Master Plan for Gladstone, in the UP. Some of the work has been in coastal communities and agricultural, small towns. Clear Zoning also specializes in downtown development and have won awards at the national and state levels for planning. Research on healthy living in communities, active and healthy, walkable communities, walking paths, communities that engage in activities to stay healthy. Provide a lot of training programs for Planning Commission. What is Lexington missing? – Master Plan implementation. Go through the plan and start identifying specific implantation items that are of the highest priorities. Work on ways to make it happen. Desires to introduce new businesses and connecting the businesses to the water.

New Business:

1. **None**

Next Meeting Date September 1, 2015

CORRESPONDENCE: None

PUBLIC COMMENT: None

Adjournment -Motion by Patterson, seconded by Besanson, to adjourn at 8:20 pm.

All Ayes

Motion Carried

Respectfully Submitted

Beth Grohman