

VILLAGE OF LEXINGTON
Special Planning Commission Meeting
Tuesday, August 23, 2016
7 p.m.

Meeting Called to Order: 7:00 by Chairman Dave Picot

Roll Call by Beth Grohman, Village Clerk

Present- Ziegler Macomb Macksey, Klaas, Huepenbecker Stencel, Picot

Absent – Reinhard, Mills

Others Present – Jerry Dawson and five residents

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

All Ayes

Motion Carried

Public Comment - None

Old Business:

New Business:

1. **Cadillac Contractor- Shane Oberbey – General Contractor-** Initial stages of the planning process. Architects to draw as built. Specializes in historical buildings. Major bar restaurant on the main floor, reception area in hotel area on the second and third floor. Extensive work on the building. Demolition process to begin soon. Cupola to be put back, demolition the exterior back down the existing platform. Using old photos from late 1800's and 1920's for design. Target finish date not set yet. Footprint to remain the same. No information on the two properties to the south. Dawson to put together a list of the Village contacts. An elevator will be installed, no decision on what part of the building it will be placed. A testing team has been called to check for hazardous material. Possibly 12-14 hotel rooms. Siding to be wood.
2. **Clear Zoning Proposal –** Plan to go to Council with costs for Master Plan upgrade and ordinance amendments. Small lot reconstruction and the current zoning ordinance. \$800 for Clear Zoning to assist on the amendments. Continue to provide good housing on the small lots. Approximately 24 small lots. Joint meeting with the Planning Commission and Council. Should have a member of Clear Zoning at the meeting. Capital Improvement plan, redevelopment ready communities program offered by the Michigan Economic Corporation is providing a structure that would allow us to move forward on the points we been working on. RDRC on the MEDC website. Six best practices available. This will assist in informing developers. Capital Improvement Plan is one of the first things to approach

the Master Plan and make it expressed in the Capital budget. If the board assists in the Capital Improvement Plan, \$4750, this could reduce the costs to the planner. Klaas reported there are some plans in the works as far as infrastructure and equipment repairs for water and sewer. Klaas recommended doing the work in house. Build out for annex land, street grids, marketability \$3900. No pre-existing plan at this time. Form based zoning district for CBD \$5000, concerns, CBD is vulnerable, pedestrian oriented, is fragile structurally. Put some safeguards in place so that the existing businesses are protected. Form based code or design standards for other commercial districts, \$4200. Macombs discussed concerns with structures outside the CBD. Macksey recommends legal and planning advice, one thing that can't be done is contract zoning. Dawson to research PUD on how relates to the Village presently.

Public Comment – Jackie Huepenbecker – results of the goals/objectives from the Implementation Guide.

Adjournment - Motion by Klaas, seconded by Macksey, adjourn at 7:02 p.m.

All Ayes

Motion Carried

Respectfully Submitted

Beth Grohman