

**Village of Lexington
Planning Commission
7227 Huron Avenue, Lexington MI
Regular Meeting
Monday, May 6, 2019**

Call to Order: Mike Ziegler

Roll Call: Beth Grohman

Members: Ziegler Stencel McCombs Reinhard Macksey
 Kaatz Picot Morris Huepenbecker

Approval of Agenda:

Approval of Minutes: February 4, 2018 Regular Meeting **Page 1**

Public Comment: (3 minute limit)

Zoning Administrator's Report – Page 2

Presentation and Questions/Answers by Gregg Alexander, Drain Commissioner **Pages 3 - 4**

Village Manager Report

Update on Master Plan (Smith Group May 20 Agenda attached) **Page 5**

Update on HB 4046

Old Business

None

New Business Pages 3-6

1. Moore Public Library - Blight (Inspection report attached) **Pages 6-9**
2. Report on Workshop – April 29, 2019

Public Comment: (3 minute limit)

Adjournment:

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, February 4, 2019
7 p.m.

Meeting Called to Order at 7:00 p.m. by Chairperson Mike Ziegler

Roll Call by Beth Grohman, Clerk

Present- Stencel, McCombs, Reinhard, Macksey, Kaatz, Picot, Ziegler

Absent – Huepenbecker, Morris

Others Present –Beth Grohman, Jackie Huepenbecker (electronically)

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

All Ayes

Motion carried

Approval of Minutes – Motion by Picot, seconded by Reinhard, to approve the minutes of January 7, 2019 as presented.

All Ayes

Motion carried

Public Comment – None

Zoning Administrator Report – No report available

Old Business: None

New Business:

- 1. Review for Master Plan and RRC –** Members shared their responses to questions that the Smith Group Planning Firm had posed during their interview. Much of the discussion focused on:
 - Focusing on all entities working together, getting participation and buy-in from DDA, LBA, Parks & Recreation, Lexington Arts Council
 - Making data-based decisions
 - Producing a fair, transparent plan for the future that has community support, one that all can get behind, aligning today's effort with the future we hope for
 - Preserving the small town and historic character of our Village
 - Maintaining green space and softening the M-25 corridor
 - Keeping views of the lake, upgrading the break wall, marketing the Mobile Home Park beach

Adjournment – Chairperson Ziegler adjourned meeting at 8:47 p.m.

Beth Grohman
Village Clerk

Zoning Administrator Report April 2019

11 Land Use Permits

- 2 deck & porch

- 1 Alteration

- 2 driveways

- 1 new home

- 1 new mobile

- 2 shed & accessory bldg.

- 1 demo

- 1 sign

Complaints 0

April 12, 2019

Mr. Gregg Alexander
Sanilac County Drain Commissioner
60 West Sanilac Ave Courthouse Rm 201
Sandusky, MI 48471

Dear Mr. Alexander

Thank you for agreeing to speak to the Planning Commission and others at our meeting on Monday, May 6, 2019 at 7 PM in the Village Hall.

We will be updating our ordinance on storm water. I thought it you might find it easier for when we meet to have this list so you would be prepared to address some of our concerns.

- Mapping improvements and availability
- Identifying the drain right of way
- Other watercourse jurisdictions, who owns what?
- Current ordinance on storm water and recommendations for ordinance improvements
- Potential for green infrastructure methods
- Parking lot drainage. Is there potential for aggregate parking lots to handle storm water on site?
- Village clean out responsibilities

Ordinance 6.11 (Storm Water Management) is attached so that you may review what is currently in place.

If you have any questions please, call me at (810)359-8631 at the Village of Lexington. We look forward to meeting with you on May 6, 2019 at 7PM.

Sincerely,

Jerry Dawson
Zoning Administrator Village of Lexington

Enclosure: ordinance 6.11

Section 6.11 Storm Water Management.

6.11.1.1. Storm water Management. All developments and earth changes subject to review under the requirements of this Ordinance shall be designed, constructed, and maintained to prevent flooding and protect water quality. The particular facilities and measures required on-site shall reflect the natural features, wetlands, and watercourses on the site; the potential for on-site and off-site flooding, water pollution, and erosion; and the size of the site.

Storm water Management shall comply with the following standards:

1. The design of storm sewers, detention facilities, and other storm water management facilities shall comply with the standards for green site technology.
2. Storm water management conveyance, storage and infiltration measures and facilities shall be designed to prevent flood hazards and water pollution related to storm water runoff and soil erosion from the proposed development.
3. The use of swales and vegetated buffer strips is encouraged in cases where the Planning Commission deems to be safe and otherwise appropriate as a method of storm water conveyance so as to decrease runoff velocity, allow for natural infiltration, allow suspended sediment particles to settle, and to remove pollutants.
4. Alterations to natural drainage patterns shall not create flooding or water pollution for adjacent or downstream property owners.
5. Discharge of runoff from any site which may contain oil, grease, toxic chemicals, or other polluting materials is prohibited. If a property owner desires to propose measures to reduce and trap pollutants, the owner must meet the requirements of the Michigan Department of Environmental Quality. Based upon professionally accepted principles, such a proposal shall be submitted and reviewed by the Village Engineer, with consultation of appropriate experts.
6. Drainage systems shall be designed to protect public health and safety and to be visually attractive, taking into consideration viable alternatives.

6.11.2. On-Site Storm water Detention. For the purpose of controlling drainage to off-site properties and drainage ways, all properties which are developed under this zoning ordinance, whether new or improved shall provide for on-site detention storage of storm water in accordance with the current Michigan Department of Environmental Quality standards.

The main **public session is from 4-6pm** but we will not turn anyone away that wants to attend other sessions throughout the day.

****Council and Committee members are encouraged to attend as much as possible throughout the day.**

May 20th - SmithGroup - Charrette Day Agenda: Village Hall is the location but site visits are possible.

11-1pm - Residential undeveloped land discussion (most specific to planning commission members, zoning admin., local builders and developers, council members, steering committee)

1-2:30pm - Boynton site across from Meyer School -Fraser Bldg. (Building owner, planning commission members, council members, zoning admin., steering committee)

3-4pm - Downtown Stakeholders (council members, steering committee, LBA, DDA, developers, planning commission, zoning admin.)

4-6pm - Downtown/Waterfront - (everyone possible)

3 Stations:

Main Street Gateways

North side of Huron St.

Waterfront

If you have any questions please feel free to contact me and thank you for your help in passing this information along to others. The more participation we have attend the more well-rounded the feedback will be resulting in a better representation of our Village needs!

--

Holly Tatman

Village Manager

Village of Lexington

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On March 3, 2019, I made a site visit to the Lexington Library Expansion building (referred to as "annex"), in Lexington Michigan for the purpose to review code deficiencies requiring upgrade during redevelopment. All code sections referenced are from the Michigan Building Code 2015, unless otherwise noted. All opinions expressed were based on current conditions during the inspection and do not otherwise represent full compliance of all construction codes and zoning ordinances.

Type of Construction /Height and Area

The building is constructed as type 3B construction (combustible/not protected). The current occupancy classification for the building is "M", mercantile. This is a separate building from the existing library and the east and west walls are composed of 12" concrete masonry units. The proposed renovations include creating an opening in the west wall of the first floor and combining the existing library with this building into one structure. Estimating the occupant load of the existing library from scaled drawings at under 50 allowed it to be classified as a "B", business use. The cumulative occupant load of both areas (existing and proposed expansion building) would place the occupant load of the single structure at around 100. This would change the occupancy to A3(assembly) .

Assuming the existing library is also Type 3B construction, the expansion and the existing library will meet the height and area limitations for an A3.

Fire-resistance ratings

- Exterior bearing walls will require a 2 hour fire resistance rating so any renovations of the annex will have to take that into consideration. Also, a residential door was installed in the 2 hour exterior wall to the east (which is on the property line). Protected or unprotected openings are not allowed on the property line, so this door will have to be removed and the opening repaired.

Fire protection systems

- While fire suppression and fire alarm systems are not required for the intended use, the building lacks any fire extinguishers as required under 906.1.

Egress

- Egress illumination throughout entire building is not compliant with 1006, including emergency power back up either through battery or a generator in areas prescribed by 1006.3. All paths of egress will require illumination of an average of 1 foot-candle at the floor through path of egress.
- Exit signage is not compliant under 1011.1
- Exit doors are not code compliant and require landings at both sides of the door which are the same elevation.
- Exit doors must be replaced or modified to include panic bars as required by 1010.1.10
- The existing stairway is not code compliant in several respects: the existing stair enclosure is being used for storage; the stair risers exceed code by at least 1.25 inches; and stair treads are at least 1.5 inches too narrow.
- Planned use of the 2nd floor is not code compliant without a second means of egress from the 2nd story. Table 1006.3.2 requires the addition of a second stairway or other code compliant means of egress.
- The existing stairway and the required second means of egress stairway cannot be used for storage (as the existing stairway currently is). Both must be within fire rated enclosure (current stairway non-compliant in this regard) which extends from floor slab to deck of roof. Further, because the existing floor has no fire resistance rating, the stair shafts must be self-supporting and the fire rated enclosure must continue to exterior of the building.

Structural

- While my expertise does not extend to assessment of the building's structural integrity, I did observe certain elements which may be suggestive of possible structural issues. For example, where the roof structure and sheathing is exposed by damaged ceiling tiles, I was able to observe that the roof sheathing is water marked from the underside and delaminated in places. Once the entire underside of the roof is exposed I advise consulting with a structural engineer to assess the integrity of the framing and sheathing.

Accessibility

- The building does not meet code requirements for barrier free design. Given that the planned change in occupancy load will involve 50% or more of the floor area of what is intended to be a public facility, the entire public facility must meet the barrier free design requirements of the state construction code (PA1 of 1966).
- There is an old lift at the rear of the building that was not in working order. A new elevator complying with ICC A 117.1 requirements will need to be added to comply with the code.
- The annex currently has one exit/entrance. The proposed combination of the structures shows 3 entrance/exits. 60% of the exits must be accessible and currently the one exit of the annex does not comply.
- Code also requires that a minimum number of parking spaces must be provided in accordance with Table 1106.1 with 1 van-accessible parking space for every 6 accessible spaces or fraction thereof.

Energy compliance

- The building fails to comply with Michigan Energy Code 2015 in several respects. Compliance for the exterior envelope would include, among other items, U factors for doors and storefront glazing and wall insulation. Assuming roof will need to be stripped to deck or replaced altogether, R-30 above the sheathing would be required.

Mechanical

- Given anticipated new use and increased occupant load, the building does not currently meet code relative to outside air supply and make up air for exhaust fans. Combination of the two buildings with relocation of the heating system would require entirely new system that meets all recent code updates.

Electrical/Plumbing

- The occupant load of the entire building will have to be assessed to meet compliance with Chapter four of the 2015 Michigan Plumbing code for required fixtures. The only existing, unisex bathroom is not handicapped accessible and, therefore, does not meet code. Any new bathrooms will be required to be accessible to the handicapped.
- The existing library and the annex have separate electrical service drops which will be required, by code, to be combined into one. I observed numerous code violations in the existing electrical system including open junction boxes, electrical splices not in boxes, hanging wire, and open electrical distribution panels. In addition, all existing wiring in the annex is non-metallic sheathed cable. This may or may not be allowed depending on the final occupant load.

Parking/Site Upgrades

- Although the building code does not address parking areas and site improvements beyond accessibility requirements, zoning ordinances will most surely require not only parking areas which are properly surfaced and correctly laid out for proper drainage. Typically site upgrades including landscaping, exterior lighting, signage and exterior finishes as prerequisites for developments of this size.

Miscellaneous

- I observed older vinyl floor tiles with exposed black mastic at the rear mechanical room. Also, older ceiling tiles, some which may have been attached with mastic may contain hazardous materials including asbestos. It is recommended a hazardous material survey be performed before the start of construction.
- The second floor of the annex is comprised of tongue and groove pine flooring. There are signs of water damage and several areas of either missing flooring or buckled flooring. The floor will be require to be repaired extensively to remove all trip hazards or removed and replaced.

Frank Bayer
PA54# 4098
March 10, 2019