

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, May 6, 2019
7 p.m.

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

Roll Call by Beth Grohman, Clerk

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

Absent –Morris

Others Present –Beth Grohman, Holly Tatman, Jerry Dawson, Greg Alexander, Joe Allen, Jerry Scott

Approval of Agenda: Motion by Macksey, seconded by McCombs, to approve the agenda as amended, addition #3 New Business, Budget.

All Ayes

Motion carried

Approval of Minutes – Motion by Kaatz, seconded by Stencel, to approve the minutes of February 4, 2019 as presented.

All Ayes

Motion carried

Public Comment – None

Zoning Administrator Report – Eleven land use permits issued. A brief update on the Wayne Street condemnation property. Questions regarding Lester Street property that only has a garage on it. Motion by Reinhard, seconded by Stencel to accept the Zoning Administrator Report. All ayes, Motion carried.

Planning Storm Water Management – Greg Alexander- Drain Commissioner- Alexander addressed questions on the storm water management ordinance, mapping improvements, drain right a ways, watercourse jurisdiction, storm water and recommendations for ordinance improvements, green infrastructure methods, parking lot drainage and Village clean out responsibilities.

Discussed the GIS mapping available on the Sanilac County website. Drains, soil types, FEMA flood plain, and tax information are available on the GIS mapping. Sanilac County Drain Commission has zero drains that are an outlet into the lake. Drains, natural waterways, running east and west are the responsibility of the landowner, regulated by the DEQ. Landowners, may remove any obstructions from the waterways, but cannot pull roots, or move soil without a permit from the DEQ. Alexander presented a draft of DEQ storm water management ordinance for review that could be used to update current ordinance.

Village Manager Report-

Update on Master Plan- Next workshop with Smith Group is on Monday, May 20 from 11 AM to 7 PM. Focus with stakeholders is on Residential Undeveloped Land, Frasier Property, and Downtown. Three stations set for more input: Main Street Gateways, North side of Huron, and the Waterfront.

Update on HB 4046 – Proposed legislative change by the state for STRs , stalled but not done. This bill will ban municipalities from regulating STRs.

Old Business: None

New Business:

- 1. Moore Public Library** – Blight Inspection Report –Huepenbecker explained there is an MEDC grant available to rehabilitate blighted buildings. The inspector determined the library is full of blight. Jerry reviewed his report and checked the building. Based upon these assessments, Holly will recommend to Council that they designate the building as blight.
- 2. Report on Workshop-** Six members from the Planning Commission attended the workshop in St. Clair County held on April 29. They felt they workshop was worthwhile and said their biggest take-away was - Do not make exceptions to your ordinance.
- 3. Budget** - Board requesting the same budget as last year. Kaatz reported that there may be some budget cuts made.

Public Comment –

Steve Stencil – Questions regarding telecommunication towers. Tatman responded.

Dave Picot – Commented on the Public Participation Plan. He and Holly Tatman thanked Jackie Huepenbecker for her assistance.

Jamie McCombs- Requested an overview of the draft MS4 Permit from Russ Beaubien. Plan is on the website. He explained the aspects of the plan, storm water, construction, policy and procedures that the DPW implements for storm water management. Recommends a good site review plan process.

Adjournment – Motion by Huepenbecker, seconded by Stencil, to adjourn the meeting at 8:42 p.m.

Beth Grohman
Village Clerk