

**Village of Lexington
Planning Commission Regular Meeting
Village Theater, 7318 Huron Avenue, Lexington, MI
November 2, 2020
7 PM**

Call to Order Regular Meeting: Mike Ziegler

Roll Call: Beth Grohman

Members: Ziegler Stencil McCombs Macksey
 Kaatz Morris Fulton Picot Huepenbecker

Approval of Agenda:

Approval of Minutes: Minutes of October 5, 2020 **Pages 1-2**

Public Comment: (3 minute limit)

Zoning Administrator's Report **Pages 3-9**

Old Business

None

New Business

1. Discuss sharing the new Master Plan and updated Zoning Ordinance with residents
2. Determine the next steps to implement the Master Plan **Pages 10-17**

Public Comment: (3 minute limit)

Adjournment

NOTE: *Many thanks to the staff at the Lexington Village Theater for making it available for the Planning Commission meeting.*

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Lexington Village Theatre 7318 Huron Avenue, Lexington, MI
Monday, October 5, 2020
7 p.m.

Regular Meeting called to order at 7:00 p.m. by Chairperson Mike Ziegler
Roll Call by Beth Grohman, Clerk
Present- Stencel, Fulton, Huepenbecker, Macksey, McCombs, Morris, Kaatz, Ziegler
Absent – None
Others Present –Holly Tatman, Jeff Kern, and 5 citizens

Approval of Agenda: Motion by Morris, seconded by McCombs, to approve the agenda as presented.
All ayes
Motion carried

Approval of Minutes – Motion by Morris, seconded by Huepenbecker, to approve the minutes of September 14, 2020 as presented.
All ayes
Motion carried

Public Comment –
None Offered

Zoning Administrator Report – Motion by Huepenbecker, seconded by Macksey, to approve the Zoning Administrator report as presented.
Discussion
Stencel – Comments regarding the dangerous tree issues,
Kern- Working with Holly and Jackie on the adoption of a Maintenance Code for the Village. This will help address blight as well as dangerous trees.
All ayes
Motion carried

Old Business:

1. **Master Plan –**

Motion by Huepenbecker, seconded by Macksey to approve and recommend the updated Master Plan to Council.

Discussion

Stencel –Master Plan includes the new zoning map and the changes and a couple of residents are seeking legal action, do we still want to move forward?

Huepenbecker – Zoning Map has already been approved by Planning Commission and Council. The Master Plan includes the Future Land Use Map.

Roll Call

Ayes- Huepenbecker, Macksey, Fulton, McCombs, Morris, Kaatz, Ziegler

Nays- Stencel

Motion carried

New Business:

1. **Review Short Term Rental Renewal Form for 2020 Only** - Huepenbecker – The purpose for the one-year renewal form is to get all renewals to come in at the same time, November. Due to covid19, there will be no fee required and the three rentals in 18 months requirement has been lifted for just this year.

Tatman – There are rolling dates; the renewal date is when application was made, so there are multiple renewal dates. Renewals will be done in November for everyone for the next year. A letter will be sent out to all short term rental owners.

Tatman explained the result of the consent agreement with Cardaris. Conditions were made and agreed upon by Cardaris. Hedging will be added to help with noise, fencing to added around the pool area, and cannot be an event venue. All conditions must be met before the rental can be used.

Public Comment – None

Adjournment - Motion by Morris, seconded by Fulton, to adjourn at 7:23p.m.

All Ayes

Motion Carried

Ziegler thanked the Village Theatre for allowing the Planning to meet there.

Beth Grohman

Village Clerk

20-01	Justin Willis	7209 Lester	New Shed	5-11-20
20-02	Jeff + Sue Moore	Lot #3 Birch Dr.	New Shouse	5-11-20
20-03	Matthew + Amanda Acre	7155 Lester	Pool + Pool Deck	5-13-20
20-04	David Taylor	5550 Cove Ct.	Shed	5-13-20
20-05	Brian Dickert	7215 Denissen	Garage Addition + Driveway	5-18-20
20-06	Beem Construction	5512 Main St.	Demo	5-27-2020
20-07	Paul + Jean Kussrow	7180 SIMONS	Deck + Shed	6-1-20
20-08	Robert + Ann Timmerman	5561 Union St.	New Garage + TearDown	6-2-20
20-09	Justin Peters	5394 Main St.	Garage	6-3-20
20-10	Keith Williams	7160 Denissen	Deck	6-4-20
20-11	Larry Adams	7311 Lake St	Fence	6-5-20
20-12	Ted Schatzburg	5203 Main Lot #133	Deck	6-16-20
20-13	Kevin MARIK	6934 Peck Rd	Sign	6-17-20
20-14	Jeff + Sue Moore	Lot #3 Birch Dr.	New House + Garage	6-23-20
20-15	Carrie Beauchamps	5203 Main St. Lot #40	Driveway + Sidewalk	6-23-20
20-16	Francisco Colon	5656 Union St.	Cement + PAV	6-23-20
20-17	Martha Dudley	7181 Denissen	Porch + Deck, Roof	6-24-20
20-18	Ryan Milnick	7185 Huron	Deck	6-29-20
20-19	S + S Franchises - Jet's Pizza	5590 Main St.	Sign	6-29-20
20-20	Joanne Ocaglia	5203 Main St 105	Re Deck	7-10-2020
20-21	Richard Giacabbi	5203 Main St 136	Shed	7-29-20
20-22	Fred Johnson	7194 Hubbard	Shed	8-10-20
20-23	Collin Westbrook	7318 Huron Ave.	Temp. Fence	8-17-20
20-24	Jeff Rudy	5203 Main # 171	Deck / Porch	8-17-20
20-25	John Tarchow	5523 Main St	Temp. Fence	8-19-20
20-26	John Pasqua	5217 Old Orchard	Demo New House	8-27-20
20-27	Drew Horton	5049 Lakeshore #4	Deck Renovation	9-8-20
20-28	Lexington Methodist Church	5897 Main	Cement Steps	9-8-20
20-29	Douglas Rochl	5410 William Dr.	New Home	9-21-20
20-30	Amy Tabin	7179 Denissen	Shed	10-12-20
20-31	Gayleow Pickles	5260 Main St.	Temporary Structure	10-13-20
20-32	Fred Johnson	7194 Hubbard	Fence	10-26-20
20-33				
20-34				

10/16/2020	Visual	I spoke to Ray Valdo and ask him to cut his grass. He said he has it on the books and will text Holly. Grass was still in need of cutting as of the 16th of October 2020. The wood and north side has been cleaned substantially . 10/23/2020 Grass has been cut this complaint is closed
		I had a phone call from Lisa on the tree and grass issue that was a filed complaint. They will make the tree issue safe and post no trespassing signs on their un developed property.

Date in Lexington	Duration	Issues found	Notes
9/16/2020	30 minutes	7288 Hubbard St	Spoke with Tom the seller
9/17/2020	15 minutes	No Issues	Spoke with Michelle about Political Signs and new Ordinance
9/17/2020	10 Minutes	7288 Hubbard St	Spoke with Tom Urita the Purchaser
9/17/2020	30 Minutes	7009 Greenbush	Sending Letter
9/21/2020	1 Hour		Drove Village
9/23/2020	1 Hour		
9/30/2020	1 Hour	5321 Main St	Met with Holly and Drove North Side of village
9/30/2020	1 Hour	5160 Main ST	Will Send Letters This file is closed as of 10/09/2020
10/1/2020	1.5 Hour	Village Theater	Special Board Meeting
10/5/2020	1.0 Hour		Drove South Side
10/5/2020	1.0 Hour	Village Theater	Planning Commision Meeting
10/7/2020	1.0Hour		Dove North Side of Village
10/9/2020	1.0 Hour	5260 main St	Met With Greg Gielow, He will supply a clean up schedule by letter
10/12/2020	15 minutes	5160 main st	Spoke Ray ask him to cut his grass, he said he would text Holly and get someone to cut grass

10/9/2020	30 mins	5742 Washington	Met with the Dieners about an on going water issue with the village owned alley behind Jeff's Grocery. The Dieners have mentioned this to the village and nothing is being done. I told the dieners that I would send this report to Holly
10/14/2020	30 mins	sw corner of Hubbard and Washington	I met with Dave Picot and we discussed a zoning issue and a new cottage lot Ordinance. Dave would like to see a permitted appeal for this piece of property.
10/19/2020	30 Mins	End of Lester	Met with the new property owners looked at seawall area. The News owners will apply for a land use permit when they have secured a permit for eagle
10/19/2020	15 mins	Huron	Met with Brian Sheridan on the possibility of splitting to houses on one property 7025 Huron Ave
10/23/2020	30 mins		Drove South side of village
10/25/2020	Various Phone Calls		
10/26/2020	30mins	Fred Johnson and Holly Tatman	Fence Ordinance
10/27/2020	15 Mins	Dave Picot and Fred Johnson	Fence Ordinance

	Violation/Complaint	Address of Violation/Complaint	Name of Violator	Date Received
1	Dangerous Trees and Long Grass	South of 7009 Greenbush Ln	SOUTHERS KEVIN G/LISA A	9/17/2020
2	Blight	5321 Main ST	David Conley	9/30/2020
3	Blight	5160 Main St 5140 Main St	L and G Holman LLC Gielow Properties	9/30/2020 9/30/2020
		5321 Main ST	David Conley	10/7/2020
		5160 Main St	Ray Yaldo	10/7/2020
		5140 Main St	Craig Gielow	10/7/2020
		5140 Main ST	Craig Gielow	10/9/2020

		5160 Main St	Ray Yaldo	10/9/2020		
		7009 Greenbush	Lisa Southers	10/28/2020		

E. ACTION PLAN

The implementation tools outlined above are available and should be used to achieve the goals and objectives of the Master Plan. Comprehensive implementation actions have been developed to organize and apply these tools. Under each guiding principle, specific actions, tools, and a timeframe for implementation are identified. The details of the strategies to implement the Master Plan are specified in the table below.

TIMEFRAME

- Ongoing: annually
- Immediate: 1-2 years
- Short: 3-4 years
- Long: 5+ years

Reg. = Regulatory

Policy= Policy/Program

CIP=Capital Improvement

Partner=Partnership

RESPONSIBLE PARTY

- Village: Village Staff and Departments
- CC: Village Council
- PC: Planning Commission
- DDA: Downtown Development Authority
- LBA: Local Business Association
- County: Sanilac County
- Chamber: Croswell-Lexington Chamber of Commerce

TOOL

- Reg: Regulatory
- Policy: Policy/Program
- CIP: Capital Improvement
- Partner: Partnership

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
SUPPORT HOUSING AND EMPLOYMENT OPPORTUNITIES FOR RESIDENTS OF ALL AGES							
HE1	2. Land Use	Consider a rental inspection program and a vacant & foreclosed home registration program	Housing	Short-term	Village		Policy
HE2	2. Land Use	Review the zoning ordinance and consider amendments to ensure that contemporary types of housing, such as townhomes, duplexes, triplexes and live-work units, are defined and appropriately regulated	Housing	Immed.	PC & VC		Reg
HE3	2. Land Use	Revise and promote the Planned Unit Development option in the zoning ordinance to encourage smaller lot residential development	Housing	Short-term	PC & VC		Reg
HE4	2. Land Use	Review and consider developing standards that allow for and regulate accessory dwelling units	Housing	Immed.	PC & VC		Reg
HE5	2. Land Use	In recognition of the growing need for child care and adult foster care, review and revise the zoning ordinance to ensure such facilities are allowed and appropriately regulated	Housing	Short-term	PC & VC		Reg
HE6	3. Dtwm	Educate building owners regarding potential financial benefits of upper floor rehabilitation, including state and federal tax credits for historic rehabilitation	Mixed-Use + Infill	Long-term	DDA		Policy
HE7	3. Dtwm	Permit office and temporary lodging uses as well as residential uses on upper floors to give owners flexibility for rehabilitating unused space	Mixed-Use + Infill	Long-term	PC & VC		Reg
HE8	3. Dtwm	Consider amending the CBD district to permit innovative uses such as shared kitchens, pop-ups, and entrepreneurship incubators	Mixed-Use + Infill	Short-term	PC & VC		Reg
HE9	3. Dtwm	Consider strategies to permit flexibility or relief from building code regulations to help facilitate the rehabilitation of upper stories for loft housing. For example; not requiring sprinkler systems, relief from fire separation requirements, barrier free access requirements, as allowed by law, local emergency services, and liability considerations	Mixed-Use + Infill	Short-term	PC & VC		Reg
HE10	3. Dtwm	Seek capital to fund matching loans for life safety and other upper floor improvements that enable residential conversions	Mixed-Use + Infill	Ongoing	DDA		
HE11	4. ED + Mktg	Develop a business recruitment strategy and action plan, including a business recruitment package. Target a mix of specialty and anchor businesses for downtown, and a broader mix of general commercial for the rest of the M-25 and Huron corridors. This should be based upon expert market information that gauges retail leakage and market potential for the Village	Tourism + Marketing	Short-term	DDA	County	Policy
HE12	4. ED + Mktg	Explore using Michigan Community Revitalization Funds to promote the revitalization of brownfield and/or historic properties in the downtown area, such as the Frazier property	Redev't.	Short-term	DDA	MEDC	Policy
HE13	4. ED + Mktg	Develop a marketing plan to identify users of existing industrial buildings that are vacant or underutilized. Focus on clean, non-polluting light industrial uses	Redev't.	Short-term	Village	County	Policy

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
HE14	4. ED + Mktg	Develop a marketing plan to identify users for existing industrial buildings that are vacant or underutilized. Focus on low impact light industrial, research and development and incubator uses that will provide new employment opportunities for current and future residents	Redev't.	Short-term	Village	County	Policy
ENCOURAGE COMPATIBLE INFILL DEVELOPMENT WHILE MAINTAINING LEXINGTON'S SMALL-TOWN CHARM							
IC1	2. Land Use	Review code enforcement practices and develop policies that proactively identify potential problems and engage with property owners or occupants before a violation occurs	Admin.	Short-term	Village		Policy
IC2	2. Land Use	Use incentives such as historic rehabilitation tax abatements to encourage the rehabilitation of historic properties	Historic Pres.	Ongoing	DDA		Policy
IC3	2. Land Use	Conduct an audit of historic architectural resources in the Village to create the basis for establishing standards	Historic Pres.	Short-term	DDA		Policy
IC4	3. Dtwn	Promote the history of the Village in public and semi-public spaces through placemaking strategies like public art, historical landmarks, and signage	Historic Pres.	Long-term	DDA		Policy
IC5	3. Dtwn	Add the existing local historic district to the zoning and visitor maps	Historic Pres.	Immed.	Village		Policy
IC6	4. ED + Mktg	Use incentives such as historic rehabilitation tax abatement/credits and facade improvements grants to encourage the rehabilitation of historic properties	Historic Pres.	Long-term	DDA		Policy
IC7	5. Impl.	Install historic markers describing noteworthy buildings, events and people. Coordinate the design with an overall Village signage plan	Historic Pres.	Short-term	DDA		CIP
IC8	2. Land Use	Pursue a Community Development Block Grant (CDBG) to establish a minor home repair fund for Village residents. Also consider the establishment of a homeowner & rental rehabilitation program	Housing	Immed.	Village		Policy
IC9	2. Land Use	Identify blighted residential structures and, where possible, work with property owners to rehabilitate or remove them, as conditions warrant	Housing	Short-term	Village		Policy
IC10	2. Land Use	Enact zoning regulations that encourage high-quality, mixed-use development along corridors	Mixed-Use + Infill	Immed.	PC & VC		Reg
IC11	2. Land Use	Adopt design guidelines or standards for commercial and mixed-use districts that encourage context-sensitive design	Mixed-Use + Infill	Immed.	PC & VC		Reg
IC12	3. Dtwn	Strengthen facade improvement program with design guidelines and criteria for funding	Mixed-Use + Infill	Short-term	DDA		Policy
IC13	4. ED + Mktg	Package and market Redevelopment Ready Sites	Redev't.	Immed.	Village	MEDC	Policy

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
IC14	2. Land Use	Encourage self-initiative in upgrading, improving and maintaining property	Redev't.	Ongoing	PC & VC		Policy
IC15	2. Land Use	Explore low interest revolving loan programs to facilitate façade improvements; possible funding sources include Community Development Block Grants (CDBG) and Historic Neighboring Tax Increment Financing Authorities	Redev't.	Immed.	DDA		Policy
IC16	4. ED + Mktg	Educate commercial property owners about benefits available to them for rehabilitation work, including tax abatements under the Commercial Rehabilitation Act (PA 210 of 2005)	Redev't.	Ongoing	DDA		Policy
IC17	2. Land Use	Protect historic residential neighborhoods from encroachment by commercial and office uses by enforcing screening and landscaping standards in the Zoning Ordinance	Site Design	Immed.	PC & VC		Reg
IC18	2. Land Use	Review Zoning Ordinance standards for the screening of refuse containers and amend as necessary	Site Design	Immed.	PC		Reg
IC19	2. Land Use	Effectively buffer other land uses from industrial land uses; review landscaping and screening standards in the Zoning Ordinance and amend them as necessary to ensure that residences are effectively protected	Site Design	Immed.	PC		Reg
IC20	2. Land Use	Review lighting standards to ensure that lights out of character with a historic or residential area, such as LED window frame lights, are not permitted and that shielding standards adequately protect residences and rights-of-way from glare	Site Design	Short-term	DDA		Reg
IC21	2. Land Use	Upgrade surface parking lots by adding knee walls and landscaping to screen lots from the street	Site Design	Short-term	Village		Reg
IC22	2. Land Use	Review the village's parking standards and consider amendments to allow for parking space reductions within mixed-use districts	Site Design	Immed.	PC & VC		Reg
IC23	2. Land Use	Review existing sign provisions and implement amendments to allow contextually-appropriate signage throughout the village	Site Design	Immed.	PC & VC		Reg
IC24	2. Land Use	Develop sign design standards for Village's commercial and mixed-use corridors	Site Design	Immed.	PC & VC		Reg

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
PROMOTE A HEALTHY QUALITY OF LIFE BY CAPITALIZING ON THE VILLAGE'S WALKABILITY, ACCESS TO LAKE HURON, AND RECREATIONAL OPPORTUNITIES							
QL1	4. ED + Mktg	Foster stronger relationships between the public schools, local government, student groups, and community groups	Admin.	Ongoing	Village	School District; community groups	Partner
QL2	2. Land Use	Discourage auto-centric uses and encourage businesses that are compatible with the village's predominantly pedestrian-oriented character	Mixed-Use + Infill	Ongoing	PC & VC		Reg
QL3	5. Impl.	Stabilize areas along the Lake Huron Shoreline that are susceptible to beach and bluff erosion	Natural Preservation	Immed.	VC	DNR, USACE, EPA, Alliance for the Great Lakes	CIP
QL4	3. Dtwm	Continue to support biking, walking, and water recreational activities near the downtown by providing opportunities for public parking along residential streets in proximity to the water	Recreation	Long-term	PC & VC		Policy
QL5	3. Dtwm	Renovate Teirney Park to improve access from the downtown to the water, provide for community event space, add habitat and fishing opportunities, and expand/improve the beach and play facilities.	Recreation	Short-term	Village	DDA	CIP
QL6	3. Dtwm	Pursue funding of park improvements based on concept plan, primarily through the Michigan Natural resources Trust Fund (MNRTF)	Recreation	Short-term	VC		Policy
QL7	3. Dtwm	Develop new activities and events in the off season, such as ice sculpture shows and winter festivals, to encourage and enhance year round commerce in the Village	Recreation	Ongoing	Village		Policy
QL8	5. Impl.	Use programming and facilities to improve the marketing of long-term and short-term recreation activities for a wide demographic of people including young families and seniors	Recreation	Ongoing	Village		Policy
QL9	5. Impl.	Promote and seek community involvement in recreation programming, as well as community feedback on present offerings and facilities	Recreation	Ongoing	Village		Partner
QL10	5. Impl.	Develop a landscaping plan for each Village park	Recreation	Short-term	DDA		Policy
QL11	5. Impl.	Engage with community groups (master gardeners, scout troops, etc.) that may be able to offer volunteer or low-cost assistance with beautification efforts	Recreation	Short-term	DDA		Partner
QL12	2. Land Use	Enforce newly adopted greenbelt landscaping standards along roadways and ensure quality landscape treatments for commercial and industrial areas	Streetscape + Placemaking	Immed.	Village		Reg
QL13	3. Dtwm	Enhance Village gateways by implementing placemaking strategies like signage, wayfinding, and streetscape upgrades	Streetscape + Placemaking	Long-term	Village	DDA	CIP

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
QL14	3. DtwN	Establish standards for Main Street streetscape, landscaping and lighting	Streetscape + Placemaking	Short-term	DDA		Policy
QL15	3. DtwN	Use low-cost, temporary measures, such as portable street furniture, to test concepts for the arrangement and design of civic spaces before committing to more costly, permanent arrangements	Streetscape + Placemaking	Ongoing	DDA		CIP
QL16	3. DtwN	Continue to support DDA efforts to establish a wayfinding signage system	Streetscape + Placemaking	Short-term	DDA		CIP
QL17	3. DtwN	Develop a survey or interview format for proprietors of existing lodging facilities, including bed and breakfasts, to determine how well the existing stock of lodging rooms meets demand at different times of year	Tourism + Marketing	Short-term	Village		Policy
QL18	4. ED + Mktg	Continue to develop and update online and print tools to promote awareness of downtown businesses	Tourism + Marketing	Ongoing	DDA	County	Policy
QL19	2. Land Use	Promote the development of new resort housing and the improvement of existing resort housing.	Tourism + Marketing	Ongoing	PC & VC		Policy
QL20	2. Land Use	To increase the number of hotel rooms available for visitors, consider where these uses are permitted and how non-hotel conversions might be facilitated by changes to licensing and zoning. Permit temporary lodging on upper floors of commercial buildings	Tourism + Marketing	Short-term	PC & VC		Reg
QL21	2. Land Use	Conduct a hotel feasibility study that identifies demand along with building/brand type	Tourism + Marketing	Immed.	DDA		Policy
QL22	2. Land Use	Determine infill sites that can be marketed to hotel/ B&B developers in order to expand the range of lodging options available for visitors	Tourism + Marketing	Immed.	PC & VC		Policy
QL23	4. ED + Mktg	Gain State recognition of the Village Center as a destination and improve the information about the Village's attractions on the Pure Michigan website	Tourism + Marketing	Long-term	Village	MEDC	Partner
QL24	4. ED + Mktg	Continue to improve marketing materials that promote Downtown Lexington's historic ambiance, cultural attractions, lake resort atmosphere, and walkability.	Tourism + Marketing	Ongoing	DDA	LBA	Policy
QL25	4. ED + Mktg	Once new residential development is underway, include marketing efforts targeted at young families, stressing the small town quality of life, good schools system, and close proximity to job markets.	Tourism + Marketing	Ongoing	Village		Policy
QL26	4. ED + Mktg	Continue to update and issue First Resort North materials that highlight local businesses and attractions	Tourism + Marketing		Village	DDA	Policy
QL27	3. DtwN	Renovate the M-25 streetscape through downtown to improve the pedestrian environment and crossing of Main Street to encourage new development on Main Street and on the west side of the corridor	Transp.	Long-term	DDA	MDOT	CIP
QL28	5. Impl.	Consider adopting access management provisions within the zoning ordinance to control excessive curb cuts and improve traffic safety	Transp.	Immed.	PC & VC		Reg

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
QL29	5. Impl.	Prepare flexible street design standards that support walking, biking, and are designed to promote driving at speeds appropriate for the setting	Transp.	Immed.	DDA		Reg
MAINTAIN QUALITY VILLAGE SERVICES AND INFRASTRUCTURE, FISCALLY-RESPONSIBLE STRATEGIC GROWTH, AND MAINTENANCE OF VILLAGE-OWNED PROPERTIES							
S1	3. Dtwn	Collaborate with the DDA to revise development plan per the recommendations of this plan	Admin.	Immed.	Village	DDA	Partner
S2	5. Impl.	Develop a 6 year comprehensive Capital Improvement Plan (CIP) & update annually (RRC)	Admin.	Ongoing	PC & VC		Policy
S3	5. Impl.	Publish an annual report of planning commission activity. (RRC)	Admin.	Ongoing	PC		Policy
S4	5. Impl.	Incorporate a public building rehab plan in to the comprehensive CIP	Admin.	Short-term	PC & VC		Policy
S5	5. Impl.	Review the master plan progress quarterly and prepare a report for the city council on its implementation annually (RRC)	Admin.	Ongoing	PC		Policy
S6	5. Impl.	Establish a public participation strategy (RRC)	Admin.	Immed.	Village		Policy
S7	5. Impl.	Develop a documented policy to guide the internal review process including tasks, times, responsible parties, etc. (RRC)	Admin.	Immed.	Village		Policy
S8	5. Impl.	Create a tracking system for development projects (RRC)	Admin.	Short-term	Village		Policy
S9	5. Impl.	Create an orientation packet for development-related boards and commissions (RRC)	Admin.	Immed.	Village		Policy
S10	5. Impl.	Hold an annual joint meeting with village council, planning commission and DDA (RRC)	Admin.	Ongoing	PC & VC	DDA	Partner
S11	5. Impl.	Village President/Council create an implementation committee comprised of representatives from Village commissions/boards. Create an accountability structure to ensure timely implementation and follow-through.	Admin.	Immed.	VC		Policy
S12	2. Land Use	Continue to maintain, improve and promote Lexington North Shore Mobile Home Park	Housing	Ongoing	Village		CIP
S13	5. Impl.	Pursue an infiltration and inflow program to relieve pressure on the sanitary sewer, lagoon, and treatment plant.	Natural Preservation	Short-term	PC & VC		CIP
S14	5. Impl.	Establish a policy to promote the use of stormwater management best practices in site design and review the zoning ordinance to eliminate barriers to the use of such practices	Natural Preservation	Short-term	PC & VC		Reg
S15	5. Impl.	Consider zoning changes that encourage rain gardens, permeable paving materials, LEED certification, and other sustainable development goals (RRC)	Natural Preservation	Short-term	PC & VC		Reg
S16	3. Dtwn	Determine the resources needed to make new beach areas safely available to the public and seek funding sources such as the MNRTF grant to acquire waterfront open space	Recreation	Short-term	Village	DNR	
S17	5. Impl.	Update the Parks and Recreation plan every 5 years	Recreation	Ongoing	Village		Policy

#	CHAPT.	ACTIONS	TOPIC	TIMING	RESPON. PARTY	COLLAB.	TOOL
S18	5. Impl.	Pursue grants to execute the Village's 5-year recreation plan	Recreation	Immed.	Village		Policy
S19	5. Impl.	Establish a line item in the Parks & Recreation budget for the annual maintenance of park landscaping	Recreation	Immed.	Village		Policy
S20	2. Land Use	Maintain village parking facilities that are clean, striped, lighted, and signed	Site Design	Ongoing	Village		Reg
S21	5. Impl.	Pursue federal and state funding for roadway landscaping projects	Streetscape + Placemaking	Ongoing	Village		CIP
S22	5. Impl.	Develop new resident and new business packages with information on services and the community and regularly distribute to residents and property owners	Tourism + Marketing	Short-term	Village		Policy
S23	3. Dtnw	Conduct a parking study to evaluate inventory, shared parking opportunities, and management	Transp.	Short-term	DDA		Policy
S24	5. Impl.	Assess street ages, surfaces, and conditions of substrate and establish a repair and maintenance schedule	Transp.	Immed.	Village		CIP
S25	5. Impl.	Review zoning ordinance and subdivision regulations pertaining to street design and ensure that dead ends and cul de sacs are prohibited in most or all circumstances	Transp.	Immed.	PC & VC		Reg
S26	5. Impl.	Encourage MDOT to limit truck traffic and reduce speed on M-25	Transp.	Long-term	VC		Partner
S27	5. Impl.	Work with Sanilac County and MDOT on a potential truck bypass route to alleviate traffic on M-25 at Huron Street	Transp.	Long-term	Village		Partner
S28	5. Impl.	Identify funding sources, for infrastructure improvements such as MDOT grants	Transp.	Immed.	Village	MDOT	CIP
S29	5. Impl.	Pursue the installation of planned walkway and bikeway facilities, including road crossings, in conjunction with scheduled road improvement projects	Transp.	Ongoing	Village		CIP
S30	5. Impl.	Work with organizations and advocacy groups such as bicycle users, seniors, and schools to develop Safe Routes to School programs to identify priority needs for walking and bicycling	Transp.	Immed.	Village		Partner
S31	5. Impl.	Consider the development of a comprehensive non-motorized plan which would designate bike paths within the Village and connecting to surrounding Townships, emphasizing connections along the lake, parks, and downtown	Transp.	Short-term	PC & VC		Policy
S32	5. Impl.	Complete a Village-wide sidewalk assessment and develop a prioritized list of needed improvements, prioritizing areas existing within the Village without sidewalks	Transp.	Short-term	Village		Policy
S33	5. Impl.	Require the installation of sidewalks in all new commercial and residential developments, as well as the maintenance of current sidewalks through a sidewalk improvement and maintenance program	Transp.	Immed.	PC & VC		Policy
S34	5. Impl.	Require traffic studies for large proposed developments	Transp.	Ongoing	Village		Policy