

**Village of Lexington
Planning Commission Regular Meeting
7227 Huron Avenue, Lexington MI
Monday, March 16, 2020
7 PM**

Call Meeting to Order Regular Meeting: Dave Picot

Roll Call: Beth Grohman

Members: Ziegler Stencel McCombs Macksey
 Kaatz Picot Morris Huepenbecker

Approval of Agenda:

Approval of Minutes: Minutes of February 3, 2020

Pages 1-2

Old Business

1. Gravel Drive Parking Lots

New Business

1. Consider Conditional Land use applications for the 5533 Main Street – Sidewalk Café Service: **Pages 3-8**
2. April Meeting- Reschedule for April 13, 2020

Public Comment: (3 minute limit)

Adjournment:

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, February 3, 2020
7 p.m.

Regular Meeting called to order at 7:04 p.m.

Roll Call by Vicki Scott, Deputy Clerk

Present- Ziegler, Stencel, McCombs, Macksey, Picot

Absent – Kaatz, Morris, Huepenbecker

Others Present – Vicki Scott, Holly Tatman, Kevin Martin, Mary Reinhart, Michelle Phillips, Sue Bayysh

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

All Ayes

Motion carried

Approval of Minutes – Motion by Macksey, seconded by Stencel, to approve the minutes of January 6, 2020 as presented.

All Ayes

Motion carried

Public Comment – Kevin Martin explained he would have engineering plans next month for the Market property.

Zoning Administrator Report – None

Old Business:

1. Update on Progress of:

- **Master Plan** – Tatman explains we have been doing some wrap up meetings with Smith Group and will be setting a date soon.
- **Zoning Ordinance Overhaul** – The zoning group still has some edits to do.
- **Capital Improvement Plan** - Capital Improvement Plan is set to meet on 2-12-20 at 1:00 pm. They will also hold a public informational meeting before the Council Meeting 2-24-20 at 6:00 pm., Council meeting will be at 7:00 pm. Tatman submitted a request for an extension on the grant money to pay for all the master plan stuff. The consultants have been notified they have until June before the money runs out. Discussion follows on how to notify the public with changes in zoning.

New Business:

1. Consider Conditional Land use applications for the following properties:

Picot goes through the conditional land use checklist for the short-term rental applications.

- **7164 Huron Avenue** – Motion by Picot, seconded by Macksey to recommend approval to council the short-term rental for 7164 Huron Ave.
All Ayes
Motion carried
- **7214 Simons Street** – Motion by Picot, seconded by Macksey to recommend approval to council the short-term rental for 7214 Simons St.
All Ayes
Motion carried
- **5696 Union Street** – Motion by Picot, seconded by Macksey to recommend approval to council the short-term rental for 5696 Union St.
All Ayes
Motion carried

- 2. Discuss materials for parking lots** – Ziegler discusses materials that are acceptable in the zoning ordinance (section 9.5) for parking lots. Lengthy discussion follows. Board members discuss doing a re-write on the parking lot ordinance. Board members suggest checking with Adam and report back at the next planning meeting.

Public Comment –

Kevin Martin – comments on gravel material for parking lots.

Sue Bayysh – comments on not allowing for gravel lots.

Adjournment - Motion by Macksey, seconded by McCombs, to adjourn at 8:02 p.m.

All Ayes

Motion Carried

Vicki Scott
Deputy Clerk

VILLAGE OF LEXINGTON
PLANNING COMMISSION
APPLICATION
CONDITIONAL USE PERMIT

Date: 2/21/2020 Property Tax I.D.: 152-340-600-022-03

Property Owner Name(s): Patrick & Shelly Blakeley

Owner Address: 5574 Babcock Road

Post Office, State & Zip Code: Lexington, MI 48450

Address and/or Location of the site: (if different from above)
5533 Main Street

Reason for the Application for Conditional Use: (In detail – Use an additional page if needed)

adding sidewalk cafe for service of coffee & wine

List the type of product(s) to be sold or produced in addition to any other function that is relevant to the use of the property:

Cafe sales will include menu items from Lexington

Coffee co & 3 North Vines

Please list the days and hours of operation – if seasonal, include the weeks or months of operation:

Hours of operation & days will coincide with existing coffee co & winery

hours Outdoor seating would be seasonal closed Jan to Mid March

exact seasonal usage is weather dependent. Current hours 7am to 9pm

Will this project include any of the following, if yes, please indicate and explain: This could include Auctions, Outdoor Sale of Products, Truck Traffic, Fencing, Operation of more than 10 -12 hours daily, Special Lighting or Green belt, Outdoor Storage, Signage:

products point of sales will be inside but seating will be inside/outside

cafe seating will be fenced off as proposed. Hours will be 14 hours

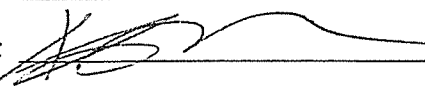
a day due to different clientele for coffee shop/winery.

Conditions as prescribed by the Commission and/or Village Council:

- 1) _____
 - 2) _____
 - 3) _____
 - 4) _____
 - 5) _____
-

If this Conditional Use Permit is not initiated within six (6) months of issuance (an extension of 90 days is available upon written request) or if the entity is not in operation for a consecutive six (6) months (excluding seasonal business) this permit will become null and void. This Conditional Use Permit, by Ordinance, will be subject to a yearly inspection by the Village Zoning Administrator for verification of all conditions.

Date of Issuance: _____

Signature of Owner(s):  _____

All information submitted on this application is accurate to the best of my knowledge.

Planning Commission Chairman: _____

Village President: _____

Signature of Zoning Administrator: _____

* Inspection: In an effort to verify compliance with this permit application, it may be necessary for the Zoning Administrator or his/her agent to enter the premises at reasonable times until the certificate of occupancy is issued. Authorization for these inspections is granted by the applicants signature on this document.

Application received: _____ Fee of \$ _____

Hearing Date: _____ Time: _____

Notices Posted On: _____ Publication Date: _____

Planning Commission recommendation on: _____

Recommendation by the Village Council on: _____

Council Action Taken On: _____

Date of Preliminary Site Plan Review: _____ Final: _____

_____ Check list for the preliminary site plan provided.

_____ Check list for the final site plan provided.

**VILLAGE OF LEXINGTON
APPLICATION
SITE PLAN REVIEW**

OWNER: Patrick & Shelly Blakeley DATE: 2/21/2020
 ADDRESS: 5574 Babcock Road PHONE: 810.950.2706
Lexington, MI 48450 CONTRACTOR: Armstrong Miller & Nichols
 SITE ADDRESS: 5533 Main Street LICENSE #: _____

Is the property located within 500' of a lake, stream, or wetland? Yes No
 (If YES – A Soil Erosion Permit from Sanilac County is required.)
 Preliminary Plan Final Plan

Project Description: _____

Type of Land Use Project:	Zoning District:	Estimated Cost:
<input type="checkbox"/> New Business	<input type="checkbox"/> C-1	\$ <u>4,1500</u>
<input type="checkbox"/> New Building	<input type="checkbox"/> C-2	Occupancy Permit Granted:
<input type="checkbox"/> Addition to Building	<input checked="" type="checkbox"/> CBD	<u>May 12th 2017</u>
<input checked="" type="checkbox"/> Alteration/Remodel	<input type="checkbox"/> I-1	Water/Sewer Cap & Tap Fees
<input type="checkbox"/> Accessory Building	<input type="checkbox"/> I-2	<u>No Change</u>
<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Other	
<input type="checkbox"/> PUD		

SITE PLAN: Attach 10 sets of building plans, and a site plan containing a survey and a diagram of the proposed structure, the buildings location on the lot, including front, back, side and rear setbacks and lot lines. All utility easements, any existing buildings, sewer, water, etc. For your convenience a check-list of site plan requirements' is attached.

INSPECTION: In order to verify compliance with this review, it will be necessary for the Zoning Administrator or his/her agent to enter upon the premises at reasonable times until certification of occupancy is issued. Authorization for these inspections is granted by the applicants' signature on this document.

NOTICE: The approval issued here is a zoning or land use approval, indicating this governmental unit has approved the proposed use of the property involved, and has affirmed that the approved site plan complies with all Village requirements. It is now mandatory that a Building Permit be secured from the Sanilac County Department of Construction at 61 W. Sanilac, Sandusky, MI 48471. A copy of this review, the Conditional Land Use Permit, and two sets of plans are required. The plans will be checked for code compliance before a permit is issued. Other applicable permits may be required, such as; Health Department, Electrical, Plumbing, Building (for the structure) and Mechanical. (Heating & cooling) *

LEGAL FEES: Any and all legal fees pertaining to this application shall be bore by the applicant.

FEES: Any and all fees required by the utility companies, the County of Sanilac and/or the Village of Lexington shall be bore by the owner of the property.

Approval Information:
 Conditions: See Conditional Use Permit (Copy attached) _____

[Signature] 2/21/2020
 Applicant Signature Date
 All Information submitted on this application is accurate to the best of my knowledge.

 Zoning Administrator Date

Payment Information:
 _____ Cash
 _____ Check _____ Ck. #

 Rec'd. By Date

VILLAGE OF LEXINGTON APPLICATION
COMMERCIAL LAND USE

PERMIT #: _____
 PARCEL #: _____
 PERMIT FEE \$ _____

OWNER: Patrick & Shelly Blakeley DATE: 2/13/2020
 ADDRESS: 5574 Babcock Road PHONE: (810) 956-2706
Lexington, MI 48450 CONTRACTOR: Larry Nichols
 BUILDING SITE ADDRESS: 5533 Main Street LICENSE #: Armstrong Miller & Nichols, LLC
 Is property located within 500' of lake, stream or wetland? Yes No

PROJECT DESCRIPTION: Outside seating area

Type of Land Use Project:

- New Business
- New Building
- Addition to Building
- Accessory Building
- Alteration/Remodeling
- Parking Lot/Driveway
- Mail/Newspaper box
 - Received copy & agree to terms of ordinance

- Demolition
- Fence
- Sign(s) _____ sq. ft.
- Relocation of Building Onto Property
- Sidewalk/Cement Pad
- Sidewalk café/display
- PUD
- Mail/Newspaper Box
 - Received copy & agree to terms of ordinance
- Other _____

Zoning District:

- C-1
- C-2
- CBD
- I-1
- I-2

Siding/Exterior wallcover:

No change

Estimated Project Cost

\$ 4,000

Occupancy Permit Granted Date

May 10th 2017

Water/Sewer Cap & Tap Fees

\$ No change

REQUIREMENTS:

SITE PLAN: Attach 1 set of building plans, and a site plan containing a survey and a diagram of proposed structure location of lot, including front, side rear setbacks and lot lines, utilities, easements, existing buildings, sewer, water, etc.

INSPECTION: In order to verify compliance with this permit, it will be necessary for the Zoning Administrator or his/her designated agent to enter upon the premises at reasonable times until a certificate of occupancy is issued. Authorization is granted by signature.

NOTICE: The approval issued here is a zoning or land use approval, indicating this governmental unit's approval of the proposed use of the property involved. It is now mandatory that you apply for a Building Permit from the Sanilac County Department of Construction and Land Use, 61 W. Sanilac Sandusky, MI 48471. (810)648-4664. You must take a copy of this permit, and two sets of plans. The plans will be checked for code compliance before the permit is issued. Other applicable permits may be required, such as: Health Department, Electrical, Plumbing, Building (for structure only), or Mechanical (heating & cooling).

LEGAL FEES: Any and all legal fees pertaining to this application will be bore by the applicant.

APPROVAL INFORMATION:

CONDITIONS:

[Signature]
 Applicant Signature

2/13/2020
 Date

 Zoning Administrator Signature

 Date

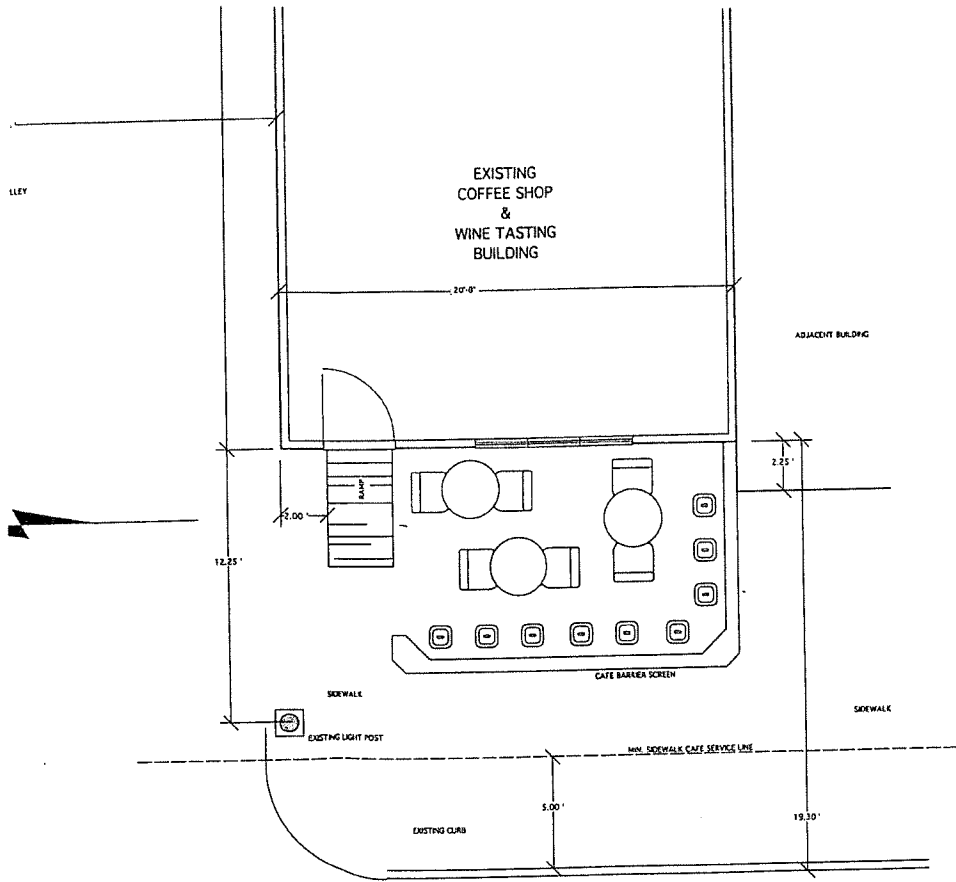
PAYMENT INFORMATION

PAID CASH
 PAID CHECK CK # _____

 REC'D. BY

 DATE

crw
 5-1-07



SITE PLAN
 MAIN STREET M-25
 SCALE: 1/4" = 1'-0"

