

**Village of Lexington
Planning Commission Regular Meeting
Tierney Park, 7410 Simons Street
August 3, 2020
7 PM**

Call to Order Regular Meeting: Mike Ziegler

Roll Call: Beth Grohman

Members: Ziegler Stencil McCombs Macksey
Kaatz Picot Morris Huepenbecker

Approval of Agenda:

Approval of Minutes: Minutes of July 6, 2020 **Page 1-2**

Public Comment: (3 minute limit)

Zoning Administrator's Report Page 3

Old Business

1. Zoning Ordinance and Master Plan concerns – Sara Grout, attorney representing the Rzepka Trust
2. Draft Zoning Ordinance and Map – Consideration of Recommendation to Council
3. Discuss the Draft Master Plan

New Business

Public Comment: (3 minute limit)

Adjournment

VILLAGE OF LEXINGTON
Public Hearing/Planning Commission Regular Meeting
Tierney Park 7410 Simons Street, Lexington, MI 48450
Monday, July 6, 2020
7 p.m.

Public Hearing called to order at 7:00 p.m. by Chairperson Mike Ziegler

Purpose of the Public Hearing – To hear comments on the Proposed Zoning Ordinance, Zoning Use Matrix, and Zoning Map

Public Comment

Richard Stapleton-5427 Union –Commented in opposition of changing zoning from R1-A to R1-B lowering the lot size requirements from 100ft to 66ft.

Wendy Garnham-5203 Main Street Lot 200- Comments regarding the property at 6934 Peck Road, Conditional Land Use for landscaping and nursery that has been withdrawn and lack of land use permit for signage. Requirements for the conditional land use have not been met, water runoff, engineering plans gravel parking lot. Request a response in writing.

Sara Grout – Attorney – Representing Patricia Rzepka Trust – Comments regarding the changing in zoning district. Harbor Crest Apartments is currently zoned C-2. The new map changes it to R-1 and would immediately make the property non-compliant. Requested more information how the decision to come about to change the zoning district. New multi-use corridor will make businesses non-compliant., more clarification.

Susan Diener- 5472 Washington Street - Questions if this will immediately change the properties at 7480 and 7481 Washington to the Central Business District. Asks why and for more review by the planning group.

Mary Ann Knoblach -7127 Simons Street- Commented in opposition of the changing zoning from R1-A to R1-B.

Don Knesbeck -7155 Simons Street – Commented in opposition of the purposed zoning district from R1-A to R1-B.

Dr. Fran-7211 Simons Street – Commented in opposition of the reduction in the 300 ft. rule for Short Term Rentals to 250 ft.

Close Public Hearing – Chairperson Mike Ziegler closed the Public Hearing 7:23 p.m.

Regular Meeting called to order at 7:23 p.m.

Roll Call by Beth Grohman, Clerk

Present- Stencel, Picot, McCombs, Huepenbecker, Morris, Macksey (via phone) Kaatz, Ziegler

Absent – None

Others Present –Holly Tatman, Jeff Kern, Mike Fulton and 43 residents

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

All ayes

Motion carried

Approval of Minutes – Motion by Stencel, seconded by Morris, to approve the minutes of June 15, 2020 as presented.

All ayes

Motion carried

Public Comment – None.

Zoning Administrator Report –

Old Business:

1. Village Zoning Ordinance and Village Zoning Map Amendments –

Huepenbecker shared the comments received regarding the ordinances and zoning map. Members agreed more review is needed before recommending approval to Council. Motion by Morris, seconded by McCombs, to table for further review.

All ayes

Motion carried

2. Draft Master Plan- Comments received regarding Master Plan were discussed.

New Business:

None

Public Comment –

Pauline Balan – 5203 Main Street Lot 99 – Commented on the public participation plan addressing focus groups, survey and results. Master Plan calling for bathrooms, walkway to beach, handicap mats, food trucks, concession stands. Bigger issues, erosion, street repairs. Request in writing the survey, the walkabouts. Question on 63 day review for the Master Plan.

Sarah Grout – Attorney – Comments on properties in the mixed use corridor being grandfathered in.

Wendy Garnham 5203 Main Street Lot 200- Comments regarding the Master Plan; food trucks and concessions are not wanted in the mobile home park.

Adjournment - Motion by Kaatz, seconded by Stencel, to adjourn at 7:50 p.m.

All Ayes

Motion Carried

Beth Grohman
Village Clerk

Beth Grohman

From: Jeffery Kern <kern1961jm@gmail.com>
Sent: Thursday, July 30, 2020 2:08 PM
To: clerk@villageoflexington.com

Hi Beth,
Here is my zoning report. My apologies for the lateness I will strive to do better
Jeff

Here is my Zoning rapport for this Month.

I have sent two letters to residents on Lester and Henry for the improper storage of vehicles

I have issued 1 Land Use permit in The Village Trailer Park.

I have had many phone calls that I received and have met with 1 citizen about adding a garage at the rear of their property on Lake st.

I have responded to a complaint at the Jets pizzeria about dumping and washing building materials on the exterior to the storm drain.

Yesterday I had a resident come to my home because he was in a hurry to get a permit to put a shed at his home in the Park.

Jackie has asked me to respond to the Martin Concrete Property. I have reviewed some of the files that were given to me. The land is currently zoned Agriculture District. I have had no input until now with the issues at hand. This is my take on the situation. Under permitted uses in this district he would be allowed equipment that would be used in the operation of a farm. So the parking of a dump truck should not pose any issues. Dump trucks are used on farms all the time. The district is about to be rezoned to C-MU when passed by the board. This district would allow for an Industrial Contractor with an approval of a special land use application. My Recommendation would be to be patient and wait for the zoning change to take place.

Jeff
Village of Lexington
Zoning Administrator