

VILLAGE OF LEXINGTON  
**Planning Commission Public Hearing/Special Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, MI  
June 29, 2022

**Public Hearing Called to Order** at 7:00 p.m. by Chairman Ziegler

**To hear comments on the request to amend the zoning map by rezoning Jeff's Marketplace from the Central Business District (CBD) to Corridor Mixed Use District (C-MU)**

**Public Comment:**

- Sara Grout – commented on the criteria for amending the zoning district map; consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. The board is supposed to look at the compatibility of the sites already existing and factors what is there now and what it could be.

Article 4.8.1 states the intent of the C-MU district is to accommodate a flexible variety of uses and scales. Uses intended within this district may include small-scale pedestrian-oriented retail, specialty grocery, and personal services.

Subsection 3 states the intent of the CBD and does not say anything about specialty grocery, or personal services. It's to create a pedestrian-friendly compact downtown district with a mixture of uses. The mixture is typically ground floor storefronts for retail and entertainment uses with offices and residential units on upper stories. Jeff's Marketplace does not look like the intent of your Central Business District.

The building requirement for the CBD is a two-story minimum whereas the C-MU has a one-story minimum. The frontage is different as well. There is ample parking for C-MU, as well, according to the ordinance.

**Closed Public Hearing** at 7:05 p.m.

**Called to Order Special Meeting** at 7:06 p.m. by Chairman Ziegler

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, Fulton, Huepenbecker

**Absent:** Macksey, McCombs, Morris, Kaatz

**Others Present:** A. Sutton, Jeff & Lisa Durecka, Sara Grout, 14 Residents

**Public Comment:**

- Sara Grout – commented that according to the intent of the ordinance Jeff's Marketplace fits better within the Corridor Mixed Use District. The stormwater concern does not apply to the rezoning issue. She urged the Board to look at the total rezone request and not just a sign issue.
- Judy Ross (7115 Aitken Rd.) – commented in favor of the new sign at Jeff's Marketplace.
- Maryann Knoblauch (7127 Simons) – commented in favor of the new sign and thanked Jeff for all he does for this community.

## **Business:**

### **1. Review the request to amend the zoning map by rezoning Jeff's Marketplace from the Central Business District (CBD) to Corridor Mixed Use (C-MU) and make a recommendation to Council.**

Picot gave his reasons for opposing the rezoning request per the zoning ordinance and master plan (pgs. 38-42). Making the zone smaller and increasing the uses there is not what people are asking us to do.

Huepenbecker commented that Jeff's Marketplace appeared to fit in better with the Corridor-Mixed Use Zone and asked if ceased to be a grocery store if it could be rezoned CBD.

Fulton stated that he does not want Lexington to be an extension of Fort Gratiot and the Master Plan is a long-term goal.

Stencel said he appreciated what Dave and Mike had to say but agreed that structurally Jeff's looks more like the C-MU and asked if it quit being grocery could it go back to the CBD with all the restrictions.

Stencel suggested that changing the zone for Jeff's wouldn't impact the CBD.

Fulton agreed it wouldn't impact the CBD, however, in the long run, it impacts the physical appearance of the Village of Lexington.

Picot stated changing the property to the C-MU would increase the number of uses that could be done there. He suggested working collaboratively to pursue the Master Plan.

Motion by Picot, seconded by Ziegler, to deny the request for a rezone of Jeff's Marketplace.

Discussion

Roll Call:

Ayes: Picot, Ziegler, Fulton

Nays: Huepenbecker, Stencel

Motion carried

## **Public Comment:**

- Willard Ducharme (7271 Simons) – commented on how much money it will cost the taxpayers based on this vote.
- Linda Geurrini (5743 Main St.) – commented on the convenience of buying groceries in Lexington.
- Greg Drouillard (7277 Simons) – asked if Jeff's added a second story would it fit?
- Sara Grout – commented on Mr. Picot's words you don't know what you got until it's gone. How many people here shop at Jeff's Marketplace. I urge the Board to look at Section 3.11.2 (Application and Offer of Conditions) about the possibility of rezoning through an amendment of the application with a condition if Jeff was to ever sell it could revert back.
- Maryann Knoblauch (7127 Simons) – commented on how much this has snowballed.
- Jeff Durecka – commented he has spent money on attorney and zoning fees and complied with what you want and still getting nowhere.
- Becky Wurmlinger (7185 Lester) – apologized to Jeff's for causing any of this by wanting a sign for our store. We tried getting a sign years ago and were told no while other places in town were allowed to get them like the Village Theater.

- Maryann Knoblauch (7127 Simons) – commented Jeff’s wanted to get a permit but the Village office was closed.
- Bernie Havel (5363 Altona Dr.) – commented on the CBD paying taxes.
- Lisa Durecka (5823 Lakeshore) – asked why the marque sign is grandfathered in for the Village Theater which was built after our store, but we can’t have a sign.

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**Adjournment** - Motion by Fulton, seconded by Stencel, to adjourn at 7:55 p.m.

Respectfully submitted,

Vicki Scott

Approved