

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
September 11, 2023 4 p.m.

Regular Meeting called to order at 4:11 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Roehl, Fulton, Huepenbecker

Absent: Picot, Stencel, Morris, Kaatz

Others Present: D. Klaas, K. DeCoster, Anne Craig

Approval of Agenda:

Motion by Huepenbecker, seconded by Roehl, to approve the agenda as amended, moving #1 under New Business to the first item on the agenda.

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Fulton, to approve the minutes of the Regular Meeting of August 7, 2023, as presented.

All ayes

Motion carried

Motion by Huepenbecker, seconded by Roehl, to approve the minutes of the Special Meeting of August 8, 2023, as amended, changing the date to the 8th.

All ayes

Motion carried

Public Comment:

- Kathy DeCoster (5203 Mail Lot #181) – commented on not having a code of ethics.

Zoning Administrator's Report:

Klaas explained the zoning administrator's report and answered questions.

Motion by Huepenbecker, seconded by Fulton, to approve the zoning administrator's report as presented.

All ayes

Motion carried

New Business:

1. Pre-application plans for Brown Ridge Estates

Anne Craig stated Greg Brown would like to present a proposed preliminary site plan for a Planned United Development (PUD) for a parcel he would like to develop just to the south of Harrington Road. Greg Brown joined the pre-application conference via telephone. The plan is to have 19 homes developed. Greg is working with Chris Townley during this process, and John Milletics has surveyed the plots. Discussion followed on the size of the cul-de-sac at the end of the property because it is smaller than the municipal code requires.

Greg Brown wants to stay on schedule with the sewer development the Village has started. If approved in a timely manner, he would like to run water and sewer this fall.

Brown stated the road will be built to spec. For the inception of this development, the plan is for a private gravel road that can be paved and deeded over to the Village if the condo association wishes to in the future. Discussion followed regarding the gravel road. Klaas will research this further.

Huepenbecker stated after this pre-application conference, the next step is the Preliminary Plan Site, followed by the Final Plan and noted there will be a checklist to accompany the the preliminary plan.

Greg Brown would like to run the water and sewer this fall and have it documented by the planning commission that the current plotting is acceptable. Discussion followed about the possibility of setting a special meeting. Klaas will meet with Greg Brown and go over the checklist.

Old Business:

1. Harbor Update –

Roehl explained Edgewater Resources met with each committee and hosted a Town Hall last month. There was a great turnout. The steering committee will be meeting again this Thursday at 8:30 a.m. Edgewater has scheduled another Town Hall for September 20, 2023, at 6:00 p.m. They have not set the location, but it will be posted on the website as soon as it is determined.

Fulton stated the Village's design guidelines should be followed. Discussion followed.

2. RRC Update –

Huepenbecker reviewed a checklist showing the progress on RRC. She has updated Trello, and the ZBA Bylaws will go to Council for approval in March. The Capital Improvement Plan is staff-directed, and Lori Fisher is working with department heads on it. Updating the Public Participation Plan is Council's responsibility.

A joint meeting between Council, Planning, and the DDA is required. Discussion followed regarding it.

New Business:

2. Dumpster Discussion – screening rather than encloser –

Fulton explained our current blight ordinance does not support our intent to help the zoning administrator. Fulton is asking for feedback on pursuing the screening option. Huepenbecker stated the Council is holding a public hearing on a municipal code ordinance recommended by the zoning administrator to deal with overflowing trash on dumpsters. The consensus of the Commission is not to pursue the screening option at this time.

Public Comment – None

Adjournment - Motion by Fulton, seconded by Regan, to adjourn at 5:35 p.m.

Respectfully submitted,
Vicki Scott