

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
November 6, 2023 7 p.m.

Regular Meeting called to order at 7:00 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Picot, Stencil, Regan, Roehl, Morris, Kaatz, Huepenbecker

Absent: None

Others Present: L. Adams, G. Brown, P. Muoio, K. DeCoster

Approval of Agenda:

Motion by Kaatz, seconded by Huepenbecker, to approve the agenda as amended, changing September 9, 2023 to September 11, 2023.

All ayes

Motion carried

Approval of Minutes:

Motion by Huepenbecker, seconded by Regan, to approve the minutes of the Regular Meeting of September 11, 2023, as presented.

All ayes

Motion carried

Motion by Kaatz, seconded by Huepenbecker, to approve the minutes of the Special Meeting of September 20, 2023, as presented

All ayes

Motion carried

Motion by Huepenbecker, seconded by Morris, to approve the minutes of the Special Meeting of October 12, 2023, as presented

All ayes

Motion carried

Motion by Huepenbecker, seconded by Kaatz, to approve the minutes of the Special Meeting of October 16, 2023, as presented

All ayes

Motion carried

Public Comment: None

Zoning Administrator's Report:

Lori Fisher gave a verbal zoning administrator's report and answered questions.

Motion by Roehl, seconded by Morris, to approve the zoning administrator's report as presented.

Discussion: Roehl offered to help in the Zoning Administrator's absence.

All ayes

Motion carried

Old Business:

1. Update on Gielow Project –

Fisher explained they have been communicating with Mr. Gielow, who said they have a new engineer on this project as of last week. She said she would contact him next week to see if they have set a date to submit the final site plans. The walls are up, but they have not seen anything for roof structures but are watching it closely.

2. Update on Brown Ridge Estates –

Fisher explained they have been in contact with Greg Brown, the developer. He has been working with his attorney to complete the master deed and the condominium bylaws required for a site condo project. He is looking for direction from the Village on whether it will be processed as a PUD or site condo.

Brown commented he had intended to apply as a site condominium. Fisher explained the thought with the PUD was that it would be an advantage to get around some of the requirements in the ordinance for a site condominium. She suggested we deal with fixing the ordinance, considering future developments. Discussion followed.

3. Harbor Update –

Roehl explained Edgewater gave their third presentation on November 1, 2023. This presentation was a proposed development plan based on the information gathered from the first two public meetings. Discussion followed.

4. RRC Update –

Huepenbecker reported the Council approved the ZBA Bylaws, but we still need an updated CIP Plan and a joint meeting between the Council, Planning Commission, and DDA. This meeting would be an opportunity for direct collaboration. Fisher will work on facilitating this.

New Business:

1. Approve Fee Schedule –

Motion by Huepenbecker, seconded by Roehl, to approve the fee schedule as presented. Discussion: Huepenbecker explained the cottage lot should be \$400. The PUD increased from \$400 to \$1,000. Discussion followed on the penalty for not pulling a permit and the 10% language in the draft.

Amended Motion by Huepenbecker, seconded by Roehl, to remove the words or 10% expansion and expansion, remodeling, or reconfiguration on both existing buildings of less than 500 sq. ft. and up to & greater than 500 sq. ft. and adding \$400 under cottage lots. Discussion: Roehl commented on the language 500 sq. ft. and up to or greater than 500 sq.

Amended Motion by Huepenbecker, seconded by Roehl, to change the language to expansion, alteration, remodeling, or reconfiguration of existing buildings of 500 ft. or greater and add \$400 under cottage lots.

Roll Call:

Ayes – Huepenbecker, Roehl, Stencel, Picot, Kaatz, Regan, Morris, Ziegler

Nays – None

Motion carried

2. Consider Amending Zoning Ordinance Section 3.5.2.2 and Schedule a Public Hearing for December 4, 2023 – "Each condominium lot shall front on and have direct access to a public street approved by the Village."

Motion by Morris, seconded by Picot, to consider amending Zoning Ordinance Section 3.5.2.2 and schedule a Public Hearing for December 4, 2023.

Discussion on public road versus private road.

Roll Call:

Ayes – Morris, Picot, Stencel, Roehl, Huepenbecker, Regan, Kaatz, Ziegler

Nays – None

Motion carried

3. Approve 2024 Meeting Schedule –

Motion by Huepenbecker, seconded by Kaatz, to approve the 2024 meeting schedule with removing one of the two March 4, 2024 dates.

All Ayes

Motion carried

Public Comment –

- Greg Brown commented on the fee schedule, charging a percentage of the project cost and a performance bond of 10% on large projects. He said he would submit all final site plans to Lori Fisher. Brown wants to move forward as a site condominium with public roads.

Adjournment - Motion by Huepenbecker, seconded by Picot, to adjourn at 8:01 p.m.

Respectfully submitted,
Vicki Scott