

VILLAGE OF LEXINGTON
Planning Commission Public Hearing and Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
December 4, 2023

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

The purpose of this hearing to take comments on the proposed amendment to the Zoning Ordinance Section 3.5.2.2. Each condominium lot shall front on and have direct access to a public street approved by the Village. The word "public" struck out.

Public Comment:

Larry Adams questioned the amendment's meaning and whether the Village must approve the street.

Peter Muoio asked about approving the physical specifications and sizing.

Public Hearing Closed – Ziegler closed the public hearing at 7:02 p.m.

Regular Meeting called to order at 7:02 p.m. by Chairman Mike Ziegler

Roll Call: Beth Grohman, Deputy Clerk

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

Absent: Kaatz, Stencil

Others Present: Lori Fisher and six citizens.

Approval of Agenda: Motion by Roehl, seconded by Morris, to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes:

Motion by Morris, seconded by Huepenbecker, to approve the minutes of November 6, 2023, as presented.

All ayes

Motion carried

Public Comment

Peter Muoio- Appreciates work of the Planning Commission and the Zoning Administrator and suggests considering situations where homes reflect historic character but do not conform to the ordinance and believes some language needs amending.

Larry Adams- Concerned people may be chased away by some restrictions.

Will Morris reported the passing of Elva Mills, a long-standing citizen and great community supporter, and asked people to keep the family in their thoughts and prayers.

Zoning Administrator Report – Fisher reported that Dennis Klaas is still on leave. They have only had a few permits in the last couple of weeks. Fisher and Klaas have been working on the application process for short-term rentals, developing a process if an applicant doesn't file on time, and setting up a waiting list.

Morris asked about getting a report on what permits have been approved and applications filed. Fisher stated there were four permits: two driveways, a fence, a demolition, and an application for a porch on a home on Lake and Washington that doesn't meet the setbacks.

Motion by Morris, seconded by Regan, to accept the Zoning Administrator report as presented,

All ayes

Motion Carried

Old Business:

1. **Update on the Capital Improvement Plan** – Fisher has been working with Heiden to update the current plan. Heiden has a 10-year equipment plan. The MHP Committee and the utility department have updated their parts. The plan needs to be reformatted, dates changed and sent back to Council to be readopted.

Huepenbecker commented that a committee must get together to work on the plan. It should include the department heads, Village manager, member of the Planning Commission, member of the Council, and others.

2. **Update on the RRC** –We are close to certification. Although he is stepping down from the Planning Commission, Picot expressed interest in continuing with the RRC process.

Motion by Ziegler, seconded by Huepenbecker, to appoint Picot as a liaison for the Planning Commission.

All ayes

Motion carried

3. **Consider approving the final site plan for the Gielow Project-** Motion by Huepenbecker, seconded by Picot, to approve the final site plan for the Gielow expansion once we have received approval of the further revision from Adam Young (Wade Trim) and Chris Townley, Village Engineer.

Discussion

Huepenbecker amended the motion to read “to approve the final site plan for the Gielow expansion once the Zoning Administration has received written approval of the further revisions from Adam Young (Wade Trim) and Chris Townley, Village Engineer, Picot seconded the amendment.

Discussion

Morris requested a termination date on the motion. He asked if we get to January 1st and conditions are not met, why wouldn't it come back to Planning?

Members reviewed the written reports from Adam Young and Chris Townley regarding items that Gielow's plan did not address. Discussed landscaping, parking lot materials, buffers (trees and types, spacing requirements), and sidewalk requirements. The ordinance requires five-foot concrete sidewalks, and it is addressed in the Master Plan.

Discussion on wetlands. Craig Gielow stated that the County map shows no wetlands, but EGLE claims there are, so Gielow hired a wetlands consultant to work with EGLE.

Members reviewed a response from Gielow on items they are currently addressing.

Roehl brought up the issue of excessive noise. Gielows stated they would address this.

Members agreed to hold the sidewalk and parking lot material in abeyance.

Motion by Huepenbecker to rescind the previous motion, and Picot rescinded his support.

Motion by Morris, seconded by Roehl, to approve the site plans for the Gielow expansion once the ZA has received clarifications of the further revisions from Adam Young and Chris Townley. This motion also sets these specific criteria: The tree plan will meet the requirements of the ordinances, and the sidewalk and paved driveway requirements will be held abeyance to be reviewed at the December 2024 planning commission meeting; additionally, this motion expires in twenty days if the Zoning Administrator does not approve responses.

Discussion

Roll Call-

Ayes- Morris, Roehl, Regan, Huepenbecker, Picot, Ziegler

Nays- None

Motion carried

New Business:

1. **Amendment to Section 3.5.2.2 of the Zoning Ordinance** – Motion by Huepenbecker, seconded by Morris, to approve the amendments to Section 3.5.2.2 of the Village of Lexington Zoning Ordinances, deleting the word “public.”

Roll Call

Ayes- Huepenbecker, Morris, Regan, Picot, Roehl, Ziegler

Nays- None

Motion carried

Public Comment

Peter Muoio – Commented on the zoning administrator position.

Larry Adams- Commented a great job dealing with commercial properties and commented on the sidewalk requirements.

Mike McGovern- Good idea to appoint Dave Picot as liaison

Roehl – Commented on grants for Michigan

Regan – Thanked Dave Picot for years of service on the Planning Commission.

Adjournment – Motion by Huepenbecker, seconded by Picot, to adjourn the meeting at 8:58 p.m.

Submitted by
Beth Grohman
Deputy Clerk

Approved