

**VILLAGE OF LEXINGTON**  
**Planning Commission Regular Meeting**  
**Village Hall**  
**7227 Huron Avenue, Lexington, MI**  
**January 2, 2024 7 p.m.**

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

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Regan, Stencel, Morris, Roehl, Huepenbecker

**Absent:** Kaatz

**Others Present:** L. Fisher, D. Klaas, P. Muoio, D. Picot

**Approval of Agenda:**

Motion by Huepenbecker, seconded by Morris, to approve the agenda as amended, changing the day to Tuesday, January 2, 2024.

All ayes

Motion carried

**Approval of Minutes:**

Motion by Regan, seconded by Roehl, to approve the minutes of the Regular Meeting of December 4, 2023, as presented.

All ayes

Motion carried

**Public Comment:** None

**Zoning Administrator's Report:**

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

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

All ayes

Motion carried

**Old Business:**

**1. Update on Gielow Project –**

D. Klaas stated he received the new plans from Doug and Craig, however, they have not addressed all the concerns of our engineer, Townley or planner, Young (Wade Trim). Klaas cannot approve their site plan and there was a 20-day window in the motion that was approved. Morris noted that motion is now null and void and suggested deferring it or putting it in abeyance to December 2024. Klaas stated the site plan will expire in April 2024.

Klaas noted there were some concerns with Greg Brown's second phase of his project with the tree line. Gielows are willing to put up a berm along that hill.

Morris suggested the language that was passed last month that is no longer valid in the original motion should be added back in for the final site plan.

Klaas spoke with Greg Brown about a sidewalk from his entrance continuing down past Gielow's with lighting. In between Gielow's and Greg Brown's property there are two township properties. Brown will talk to them about getting an easement. Discussion followed. Mr. Townley would like to see this on the final site plan.

We are waiting for a completed final site plan. Klaas noted they plan for the current pond to remain a pond. Discussion followed. Morris stated we need to have adequate time to review this, or it shouldn't go on the agenda.

**2. Update on Brown Ridge Estates –**

Klaas reported they reviewed a list of requirements and the ordinance with Mr. Brown, and he is aware of the information that is needed. There was one slight change in the second cul-de-sac portion. Lori Fisher explained once the proper documentation is in, the administration should be able to schedule the public hearing in lieu of Planning Commission having a meeting to make a motion. Greg Brown plans to have his documentation in before the February meeting. Discussion followed on the fire chief signing off on the size of the cul-de-sac and final site plan.

**3. Capital Improvement Plan Update –**

Fisher explained they are very close to having it updated. Many projects were reliant on grant funding that may not come to fruition. Chris Heiden will update what timeframe these projects may happen. Discussion followed.

**4. RRC Update –**

Ziegler thanked Dave Picot for volunteering his time spearheading this effort. Picot shared a powerpoint presentation on Trello. Picot explained the active tasks and what needs to be completed. Lori Fisher will handle updating Trello and facilitate a joint meeting with the Planning Commission, Council, and DDA. Discussion followed.

**New Business:**

**1. Election of Officers: –**

Motion by Morris, seconded by Roehl, to nominate Mike Ziegler for Chairperson.

Roll Call:

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

Nays – None

Motion carried

Motion by Huepenbecker, seconded by Morris, to nominate Steve Stencel as Vice Chairperson.

Roll Call:

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

Nays – None

Motion carried

Motion by Morris, seconded by Ziegler, to nominate Jackie Huepenbecker as Secretary.

Roll Call:

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

Nays – None

Motion carried

**2. Consider changing the meeting date from February 5 to February 12 at 7:30 p.m. –**

Motion by Morris, seconded by Roehl, to approve changing the February meeting date from February 5 to February 12 at 7:30 p.m.

All ayes

Motion carried

**3. Planning Commission Annual Report for 2023 –**

Motion by Morris, seconded by Roehl, to approve the 2023 Annual Report as amended, adding Will Morris name on page 7 and removing Dave Picot as he was added twice and correcting Steve's last name to Stencil.

All Ayes

Motion carried

**4. Discussion on permitting 3-story buildings in the Corridor Mixed Use Zone –**

Huepenbecker suggested it should follow the design guidelines. This would be for the CMU zone off of M-25. Discussion followed on different height requirements of a three-story buildings. Huepenbecker stated we need to stay consistent. Board members agree to come back with more research.

**5. Ethics Statement –**

Fisher explained this is the first board to sign the new ethics statement. Discussion followed.

**Public Comment –**

- Peter Muoio (7276 Lester) - commented on having the fire chief sign off on the expansion project and the corner lots along Washington Street.
- Steve Stencil – commented on Lexington being awarded \$300,000 from the 1.4-million-dollar grant that was applied for.

**Adjournment** - Motion by Huepenbecker, seconded by Roehl, to adjourn at 8:43 p.m.

Respectfully submitted,  
Vicki Scott