

VILLAGE OF LEXINGTON
Planning Commission Public Hearing/Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
February 12, 2024 7:30 p.m.

Public Hearing called to order at 7:30 p.m. by Chairman Ziegler

- The purpose of the public hearing is to take comments on the Brown Ridge Estate Planned Unit Development (PUD) in accordance with Section 7.3.2 of the Zoning Ordinance.

Public Comment: None

Closed Public Hearing at 7:31 p.m. by Chairman Ziegler

Regular Meeting called to order at 7:31 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Stencel, Morris, Roehl, Kaatz

Absent: Huepenbecker

Others Present: L. Fisher, Huepenbecker (via phone), Greg Brown, K. DeCoster

Approval of Agenda:

Motion by Kaatz, seconded by Morris, to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Morris, to approve the minutes of the Regular Meeting of January 2, 2024, as presented.

Discussion:

Amended Motion by Roehl, seconded by Morris to approve the minutes of the Regular Meeting of January 2, 2024 with Dave Picot's name added under Others Present.

All ayes

Motion carried

Public Comment: None

Zoning Administrator's Report:

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

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

All ayes

Motion carried

Old Business:

1. **Capital Improvement Plan –**

Lori Fisher stated this document should be adopted each year and will consist of the current year plus five years out. This is part of the RRC requirements. She took the document down to the bare minimum for it to be workable with the Village budget. This is a living document that is subject to change as we progress. We need to focus on the 2024/2025 budget. Going forward, the projects will be labeled as funded by grants or the general fund. Discussion followed on the projects listed.

Motion by Roehl, seconded by Morris, to approve the Capital Improvement Plan and recommend adoption to Council.

All Ayes

Motion carried

2. **RRC Update** – Lori Fisher explained we only have a few items to complete. One of the last is a meeting between Council, DDA, and Planning. She thinks we will be able to do this in April. In the future, we can hold a goal-setting meeting in the fall. Once everything is complete, it should only take a week or two for Katie Higgs (MEDC) to approve.

New Business:

1. **Consider Approval of a Planned Unit Development for Brown Ridge Estates –**

Motion by Morris, seconded by Roehl, to approve the Planned Unit Development for Brown Ridge Estates and forward it to Council for their consideration.

Discussion: The three items are not yet completed (Master Deed & By-Laws, Cul-de-sac Deviation Document, and the PUD Development Agreement that had to go to the attorney). Klass stated these documents will be completed when submitted in the packet for Council's consideration. Morris asked if Planning's approval tonight is contingent on these three documents being completed. Klaas responded yes. Morris suggested going forward, it would be helpful to include a sign-off page showing the approval of each party.

Discussion followed on a pathway being put in by this development, which also has two township properties and a ravine to go through.

Amended Motion by Morris, seconded by Roehl, to approve the Planned Unit Development for Brown Ridge Estates and forward it to Council for their consideration contingent upon the three missing documents being completed.

Roll Call:

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

Nays – None

Motion carried

Public Comment

- Greg Brown – thanked Dennis Klaas and the Planning Commission for all who helped with the Brown Ridge Estates development.

Adjournment - Motion by Regan, seconded by Morris, to adjourn at 8:52 p.m.

Respectfully submitted,
Vicki Scott