

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
April 8, 2024 4:30 p.m.

Regular Meeting called to order at 4:30 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Morris, Roehl, Kaatz, (Stencel @ 5:31 p.m.)

Absent: Huepenbecker

Others Present: L. Fisher, D. Klaas, L. Adams, Greg Brown, D. Gielow, Lisa Disser
Jerry Bartow

Approval of Agenda:

Motion by Morris, seconded by Regan, 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 February 12, 2024, as presented.

All ayes

Motion carried

Public Comment:

- Greg Brown – commented on making sure we have the proper screening between the Gielow property and Brown property before moving forward. We need the proper screening between a residential parcel and commercial parcel per the ordinance.

Zoning Administrator's Report:

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

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

All ayes

Motion carried

Old Business:

1. Consider approval of the Gielow Expansion Project –

Motion by Roehl, seconded by Morris, to consider approval of the Gielow Expansion Project.

Discussion: Regan asked how we plan to rectify the screening issue between the Gielow property and Brown's property. Klaas stated he spoke to Doug Gielow about this during the plan development. Klaas stated we will need more than a juniper or arborvitae tree with a berm as Doug originally thought they would provide. The ordinance allows the Planning Commission to ask for more than this, especially between a commercial property and a residential property. This is something that can be added to the conditions for the final site approval.

Chris Townley's recommendation is approval upon the drawings that are submitted in the plan. Townley does not have a recommendation for the screening. Adam Young recommended bringing it to planning for a recommendation on the appropriate screening.

Lengthy discussion followed on the elevation difference between the properties and what would be the proper screening with a berm to accommodate for sound and light. Fisher

stated the motion should include language with a berm with staggered trees. Lengthy discussion followed.

**** Steve Stencil arrived at 5:31 p.m.****

Amended Motion by Roehl, seconded by Morris, to approve the Gielow site plan, built per the drawing dated January 23, 2024, with a berm at the same elevation at the highest point of the adjacent residential property with at least a double row of evergreen trees offset at 10 feet on center. The barrier must remain at least at 80% opacity. The initial plantings will be 8-10' feet in height. A future sidewalk, if the Village proceeds with adding pathways on the west side of M-25, will be added to the site at such time the sidewalk project is done and would be consistent with the material used.

Kaatz calls the question.

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

Nays – None

Roll Call on Amended Motion:

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

Nays – None

Motion carried

2. RRC Update –

Fisher explained we have 2 open items on the RRC list. The first one is the joint meeting between Planning, Council, and DDA. The second item is the training strategy. Discussion followed.

New Business:

1. Discuss possible parking lot on Washington/Boynton –

Fisher explained this needs to run through Planning before going to Council. We have investigated resurfacing this lot with moving the boulders over and straightening out the parking lot. If we go this route the cost would be under \$25,000 for material and fill to resurface the lot. If this were a commercial business, there may be other requirements to follow. She is looking for guidance from the Planning Commission for moving forward if they wish to see drawings. This would be a public parking lot.

Discussion followed on materials, drainage, bio swales, and the electrical transformer. Board members agree to make it standard practice and not view Village projects differently than we do community projects and require a site plan first as others are required to do.

Public Comment –

- Larry Adams (7311 Lake St.) - commented on conducting a well-run meeting.

Adjournment - Motion by Regan, seconded by Roehl, to adjourn at 5:58 p.m.

Respectfully submitted,
Vicki Scott