

# Village Planning Commission 2024 Annual Report

## Introduction and Purpose

An annual report is required by the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended. The Planning Commission shall submit a report of its annual duties and a summary of activity.

In addition to fulfilling this requirement, the Annual Report increases information sharing between staff, boards, commissions, and the governing body; and allows for the anticipation of upcoming priorities. The Commission's Annual Report is a summary and status report of activities and shares achievements and plans for future community goals.

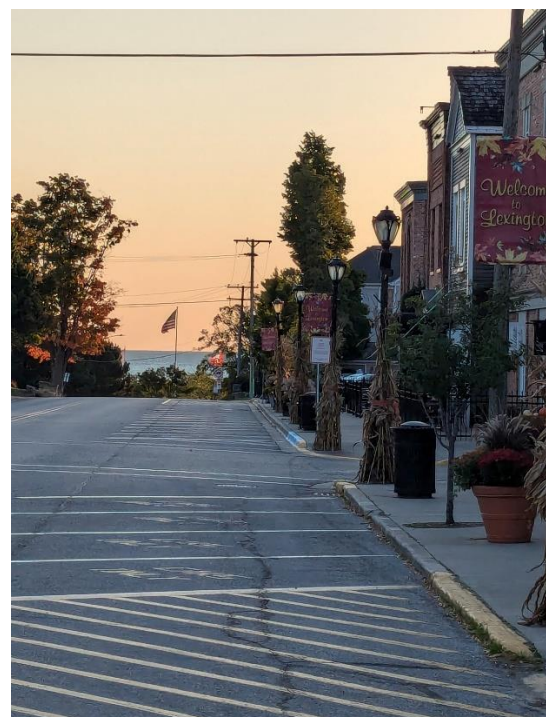
## Membership

Mike Ziegler, Chairperson  
Steve Stencel, Vice-Chairperson  
Jackie Huepenbecker, Secretary  
Kristen Kaatz, Village President  
Wil Morris, Commissioner  
Tim Regan, Commissioner  
Doug Roehl, Commissioner

## Planning Commission

The Village of Lexington Planning Commission is a seven-member board, including the Village President and an additional member from the Village Council. Two members may be individuals who are not qualified electors of Lexington.

A Planning Commission provides leadership on local planning and development policy.



# 2024 in Review

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## Meetings

- January 2
- February 12
- April 8
- May 6
- July 1
- October 7
- November 6
- December 2

## Land Use Permits Issued

- 2024 – 53
- 2023 – 73
- 2022 – 52

## Development Reviews

- Brown Ridge Estates Planned Unit Development – February 12, 2024
- Gielow Expansion Project – April 8, 2024

## Variance Reviews

- No variance reviews were heard in 2024

## Appeals

- No appeals cases were heard in 2024

## Zoning Code Text Amendments

- 4.8.5 – C-MU and G-MU Building Requirements, 4.11 Schedule of Regulations – Building Heights: Increase maximum height to 45 feet
- 5.25.1 Short Term Rentals: delete maximum number of rentals, clarify verbiage on distance
- 8.5.3 – Signs: allow sandwich board signs in expanded districts, add verbiage

## Training

- A joint meeting was held August 15, 2024.
- Renewable Energy Plan November 14, 2024
- Links for webinars and planning classes are made available for individual learning opportunities.

## Achievements

- In September 2024, the Village achieved their Redevelopment Ready Community Certified status. This state program consists of six interconnected best practices to create a predictable, transparent, and efficient experience for developers.



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This huge achievement was accomplished by the hard work of many previous planning commission and community members. We look forward to utilizing the lessons and tools RRC brings Lexington.

- The Village of Lexington received a Michigan Housing Readiness Incentive Grant in March of 2024. The grant is offsetting expenses for reviewing and amending the Village zoning ordinance amendments.
- The Village was able to update many forms and establish processes to increase efficiency and improve work flow.

## 2025 Work Plan: Looking Ahead

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- The Village's Master Plan will need to be updated in 2025, though the document went through a major overhaul in 2020. Training for the planning commission for 2025 will focus on this important process.
- Zoning Ordinance text update work will continue to utilize the MEDC grant and investigate housing opportunities for the Village.
- Continue work at implementing RRC practices and strengthening processes.