

**Village of Lexington
Planning Commission Regular Meeting
Village Hall, 7227 Huron Ave., Lexington, MI 48450
November 6, 2023
7 PM**

CALL TO ORDER REGULAR MEETING: Mike Ziegler

ROLL CALL: Vicki Scott

Members:	Ziegler	Stencil	Roehl	Kaatz
	Picot	Regan	Morris	Huepenbecker

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Motion to approve the minutes of the

Pages 1-5

Regular Meeting of September 9, 2023
Special Meeting of September 20, 2023
Special Meeting of October 12, 2023
Special Meeting of October 16, 2023

PUBLIC COMMENT: (3-minute limit)

ZONING ADMINISTRATOR'S REPORT

OLD BUSINESS

Pages 6-14

1. **Update on Gielow Project**
2. **Update on Brown Ridge Estates**
3. **Harbor update** – Doug Roehl
4. **RRC Update** – Jackie Huepenbecker

NEW BUSINESS

1. **Approve fee schedule**
Motion to approve the fee schedule as revised.
2. Consider amending Zoning Ordinance Section 3.5.2.2 and schedule public hearing for December 4, 2023.

"Each condominium lot shall front on and have direct access to a **public** street approved by the Village." (Ordinance P. 42 attached)
3. **Approve 2024 meeting schedule**
Motion to approve meeting schedule for 2024

PUBLIC COMMENT: (3-minute limit)

ADJOURNMENT

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
September 11, 2023 4 p.m.

Regular Meeting called to order at 4:11 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Roehl, Fulton, Huepenbecker

Absent: Picot, Stencel, Morris, Kaatz

Others Present: D. Klaas, K. DeCoster, Anne Craig

Approval of Agenda:

Motion by Huepenbecker, seconded by Roehl, to approve the agenda as amended, moving #1 under New Business to the first item on the agenda.

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Fulton, to approve the minutes of the Regular Meeting of August 7, 2023, as presented.

All ayes

Motion carried

Motion by Huepenbecker, seconded by Roehl, to approve the minutes of the Special Meeting of August 8, 2023, as amended, changing the date to the 8th.

All ayes

Motion carried

Public Comment:

- Kathy DeCoster (5203 Mail Lot #181) – commented on not having a code of ethics.

Zoning Administrator's Report:

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

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

All ayes

Motion carried

New Business:

1. Pre-application plans for Brown Ridge Estates

Anne Craig stated Greg Brown would like to present a proposed preliminary site plan for a Planned United Development (PUD) for a parcel he would like to develop just to the south of Harrington Road. Greg Brown joined the pre-application conference via telephone. The plan is to have 19 homes developed. Greg is working with Chris Townley during this process, and John Milletics has surveyed the plots. Discussion followed on the size of the cul-de-sac at the end of the property because it is smaller than the municipal code requires.

Greg Brown wants to stay on schedule with the sewer development the Village has started. If approved in a timely manner, he would like to run water and sewer this fall.

Brown stated the road will be built to spec. For the inception of this development, the plan is for a private gravel road that can be paved and deeded over to the Village if the condo association wishes to in the future. Discussion followed regarding the gravel road. Klaas will research this further.

Huepenbecker stated after this pre-application conference, the next step is the Preliminary Plan Site, followed by the Final Plan and noted there will be a checklist to accompany the the preliminary plan.

Greg Brown would like to run the water and sewer this fall and have it documented by the planning commission that the current plotting is acceptable. Discussion followed about the possibility of setting a special meeting. Klaas will meet with Greg Brown and go over the checklist.

Old Business:

1. Harbor Update –

Roehl explained Edgewater Resources met with each committee and hosted a Town Hall last month. There was a great turnout. The steering committee will be meeting again this Thursday at 8:30 a.m. Edgewater has scheduled another Town Hall for September 20, 2023, at 6:00 p.m. They have not set the location, but it will be posted on the website as soon as it is determined.

Fulton stated the Village's design guidelines should be followed. Discussion followed.

2. RRC Update –

Huepenbecker reviewed a checklist showing the progress on RRC. She has updated Trello, and the ZBA Bylaws will go to Council for approval in March. The Capital Improvement Plan is staff-directed, and Lori Fisher is working with department heads on it. Updating the Public Participation Plan is Council's responsibility.

A joint meeting between Council, Planning, and the DDA is required. Discussion followed regarding it.

New Business:

2. Dumpster Discussion – screening rather than encloser –

Fulton explained our current blight ordinance does not support our intent to help the zoning administrator. Fulton is asking for feedback on pursuing the screening option. Huepenbecker stated the Council is holding a public hearing on a municipal code ordinance recommended by the zoning administrator to deal with overflowing trash on dumpsters. The consensus of the Commission is not to pursue the screening option at this time.

Public Comment – None

Adjournment - Motion by Fulton, seconded by Regan, to adjourn at 5:35 p.m.

Respectfully submitted,
Vicki Scott

VILLAGE OF LEXINGTON
Planning Commission Special Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
September 20, 2023

Special Meeting called to order at 5:30 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

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

Absent: Fulton, Huepenbecker

Others Present: Greg Brown and 1 citizen

Public Comment: None

Business:

1. PUBLIC HEARING –

Motion by Morris, seconded by Roehl, to set a Public Hearing on Monday, October 16, 2023, at a Special Planning Commission Meeting set for 7:00 p.m. for the purpose of taking comments on a Preliminary Proposed Planned Unit Development (PUD) in accordance with Section 7.3.2 of the Zoning Ordinance.

All Ayes

Motion carried

Public Comment: None

Adjournment - Motion by Ziegler, seconded by Roehl, to adjourn at 5:32 p.m.

Respectfully submitted,

Vicki Scott
Village Clerk

VILLAGE OF LEXINGTON
Planning Commission Special Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
October 12, 2023

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

Roll Call: Vicki Scott

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

Absent: Regan, Kaatz

Others Present: Greg Brown, Doug Gielow, Craig Gielow

PUBLIC COMMENT: None

BUSINESS:

1. FINAL SITE PLAN FOR THE GIELOW PROJECT –

Ziegler reads the memo from Dennis Klass, Zoning Administrator, regarding correspondence with Eric Essenmacher, Sanilac County Building Inspector, that states:

The walls are an extension of the foundation. The current land use will allow them to do that, but that is all. Nothing else is covered by that permit.

Reports from Adam Young and Chris Townley indicate many revisions need to be made before the final site plan can be approved.

Motion by Morris, seconded by Huepenbecker, to table the final site plan review for Phase I until the November regular meeting.

All Ayes

Motion carried

Huepenbecker advised Gielows that to give enough time for their final site plan to be reviewed, they need to submit it by October 23 if they want it approved at the November 6 meeting or by November 16 if they want it approved at the December 4 meeting.

2. RESIGNATION –

Motion by Morris, seconded by Picot, to approve the resignation of Mike Fulton with regrets.

All Ayes

Motion carried

PUBLIC COMMENT: None

ADJOURNMENT - Motion by Huepenbecker, seconded by Roehl, to adjourn at 7:08 p.m.

Respectfully submitted,
Vicki Scott

VILLAGE OF LEXINGTON
Planning Commission Public Hearing/Special Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
October 16, 2023

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

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

Public Comment: None

Closed Public Hearing at 7:01 p.m. by Chairman Ziegler

Special Meeting called to order at 7:01 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Picot, Stencil, Roehl, Morris, Kaatz, Huepenbecker

Absent: Regan

Others Present: P. Muoio, L. Adams, Greg Brown, John Milletics, (1) Citizens

PUBLIC COMMENT: None

BUSINESS:

1. CONSIDER APPROVAL OF THE PRELIMINARY PLAN FOR THE BROWN RIDGE ESTATES PLANNED UNIT DEVELOPMENT –

Motion by Morris, seconded by Kaatz, to approve the preliminary plan for the Brown Ridge Estates Planning Unit Development.

Discussion on the location of accessing the property.

Roll Call:

Ayes – Morris, Kaatz, Huepenbecker, Stencil, Picot, Ziegler

Nays – Roehl

Motion carried

2. CODE OF ETHICS POLICY –

Kaatz stated this document came to Council for approval when Morris suggested each committee look it over for feedback. This is a consolidated form from the Village Manager. Morris stated this started from the Planning Commission. Discussion followed.

PUBLIC COMMENT:

- Larry Adams (7311 Lake) – commented on the roads for the Brown Ridge PUD.
- John Milletics – commented on the PUD roads being dedicated back to the Village.
- Peter Muoio (7276 Lester) – suggested Police, Fire, and DPW review the plans for the PUD.
- Doug Roehl – commented on Roberts Rules.

ADJOURNMENT - Motion by Huepenbecker, seconded by Picot, to adjourn at 7:27 p.m.

Respectfully submitted,
Vicki Scott

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 10/01/2023 TO 10/31/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 101 GENERAL FUND							
10/01/2023			101-722-701.000 WAGES		BEG. BALANCE		5,649.11
10/04/2023	PR	CHK	SUMMARY PR 10/04/2023		293.75		5,942.86
10/11/2023	PR	CHK	SUMMARY PR 10/11/2023		925.00		6,867.86
10/18/2023	PR	CHK	SUMMARY PR 10/18/2023		275.00		7,142.86
10/25/2023	PR	CHK	SUMMARY PR 10/25/2023		250.00		7,392.86
10/31/2023			101-722-701.000	END BALANCE	1,743.75	0.00	7,392.86
10/01/2023			101-722-704.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		432.16
10/04/2023	PR	CHK	SUMMARY PR 10/04/2023		22.47		454.63
10/11/2023	PR	CHK	SUMMARY PR 10/11/2023		70.77		525.40
10/18/2023	PR	CHK	SUMMARY PR 10/18/2023		21.03		546.43
10/25/2023	PR	CHK	SUMMARY PR 10/25/2023		19.13		565.56
10/31/2023			101-722-704.100	END BALANCE	133.40	0.00	565.56
10/01/2023			101-722-803.000 PHONE		BEG. BALANCE		150.00
10/19/2023	AP	INV	SEPT 2023 PHONE	SEPT 2023 PHONE	75.00		225.00
10/25/2023	AP	INV	PHONE REIMBURSEMENT OCT 2023	OCT 2023 PHONE	75.00		300.00
10/31/2023			101-722-803.000	END BALANCE	150.00	0.00	300.00
10/01/2023			101-722-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		144.00
10/19/2023	AP	INV	AD'S IN NEWS	345123	162.00		306.00
10/31/2023			101-722-805.000	END BALANCE	162.00	0.00	306.00
10/01/2023			101-722-820.000 CONTRACTED SERVICES		BEG. BALANCE		1,950.00
10/31/2023			101-722-820.000	END BALANCE	0.00	0.00	1,950.00
TOTAL FOR FUND 101 GENERAL FUND					2,189.15		10,514.42

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LEXINGTON

PERIOD ENDING 10/31/2023

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 10/31/2023 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 10/31/2023 INCREASE (DECREASE)	NORMAL (ABNORMAL)	AVAILABLE BALANCE (ABNORMAL)	% BDTG USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 722 - COMMUNITY & ECONOMIC DLMENT							
101-722-523.000	MEDC GRANT	0.00	0.00	0.00	0.00	0.00	0.00
101-722-670.000	SHORT TERM RENTAL	0.00	50.00	50.00	(50.00)	100.00	100.00
101-722-671.500	MISC ACCT OF REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 722 - COMMUNITY & ECONOMIC DLMENT		0.00	50.00	50.00	(50.00)	100.00	100.00
TOTAL REVENUES							
		0.00	50.00	50.00	(50.00)	100.00	100.00
Expenditures							
Dept 722 - COMMUNITY & ECONOMIC DLMENT							
101-722-701.000	WAGES	32,500.00	7,392.86	1,743.75	25,107.14	22.75	22.75
101-722-704.100	MATCH - SOCIAL SECURITY	2,525.00	565.56	133.40	1,959.44	22.40	22.40
101-722-704.500	MICH EMP SEC COM	350.00	0.00	0.00	350.00	0.00	0.00
101-722-728.000	COMPUTER-HARDWARE-SOFTWARE	0.00	0.00	0.00	0.00	0.00	0.00
101-722-740.000	SUPPLIES	400.00	0.00	0.00	400.00	0.00	0.00
101-722-803.000	PHONE	900.00	300.00	150.00	600.00	33.33	33.33
101-722-805.000	ADVERT/PUBLICATIONS	700.00	306.00	162.00	394.00	43.71	43.71
101-722-808.000	SCHOOL/TRAINING	1,800.00	0.00	0.00	1,800.00	0.00	0.00
101-722-810.000	MEMBERSHIP/DUES	1,500.00	0.00	0.00	1,500.00	0.00	0.00
101-722-811.000	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
101-722-811.200	ZONING SURVEY	0.00	0.00	0.00	0.00	0.00	0.00
101-722-812.000	MILEAGE	200.00	0.00	0.00	200.00	0.00	0.00
101-722-813.000	MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00
101-722-820.000	CONTRACTED SERVICES	1,200.00	1,950.00	0.00	(750.00)	162.50	162.50
101-722-821.000	STIPEND	0.00	0.00	0.00	0.00	0.00	0.00
101-722-969.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 722 - COMMUNITY & ECONOMIC DLMENT		42,800.00	10,514.42	2,189.15	32,285.58	24.57	24.57
TOTAL EXPENDITURES							
		42,800.00	10,514.42	2,189.15	32,285.58	24.57	24.57
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		0.00	50.00	50.00	(50.00)	100.00	100.00
TOTAL EXPENDITURES		42,800.00	10,514.42	2,189.15	32,285.58	24.57	24.57
NET OF REVENUES & EXPENDITURES		(42,800.00)	(10,464.42)	(2,139.15)	(32,335.58)	24.45	24.45
TOTAL REVENUES - ALL FUNDS							
TOTAL EXPENDITURES - ALL FUNDS		0.00	50.00	50.00	(50.00)	100.00	100.00
NET OF REVENUES & EXPENDITURES		42,800.00	10,514.42	2,189.15	32,285.58	24.57	24.57
		(42,800.00)	(10,464.42)	(2,139.15)	(32,335.58)	24.45	24.45

DRAFT Fee Schedule

	Category	Draft
	1 Special Land Use	\$500
	Re-Zone	\$500
	Special Planning Commission Meeting requested by applicant	\$200
	Variance (ZBA)	\$500
	Appeal (ZBA)	\$200
New	Zoning Text Interpretation (ZBA)	\$200
	COMMERCIAL and INDUSTRIAL*	
	1 New Commerical and Industrial Bldgs	\$400
	Expansion, alteration, remodeling, or reconfiguration of existing building of less than 500 sq ft or 10% expansion	\$150
	1 Expansion, alteration, remodeling, or reconfiguration of existing building up to or greater than 500 sq ft or 10% expansion or reconfiguration for new use	\$400
	RESIDENTIAL	
	Residential - New House (single, two-family, or bed and breakfast) other than on a cottage lot	\$100
	Cottage Lot - New Home or addition	
	Addition to house (alteration to footprint or height)	\$50
	Residential Garage - detached	\$50
	Deck, porch (open or closed), gazebo	\$50
	Mobile Home Placement	\$50
	1 Planned Unit Development (PUD), Condominium Development, Subdivision, Townhouses, Multiple Family Dwellings, etc.	\$1,000
	Accessory Buildings	\$50
	Fence	\$50
	Swimming Pool	\$75
	Sign	\$100
	Driveway, cement pad, parking lot that are not part of a site plan	\$50
Delete?	Delete landscape plan. It would be part of the project	
	Open Air Business	\$100
	2 Demolition of Building up to 5000 sq ft	\$50
	2 Demolition of Building over 5000 sq ft	\$200
	2 Move building onto property	\$100
Add?	Temporary structures and uses	\$50
	Failure to obtain a Permit will result in a fee equal to	3x permit cost
	Short Term Rental - Initial	\$200
	Short Term Rental - Renewal	\$50

Where Planner, Engineer and/or Attorney is utilized, their fee(s) will be utilized (a 2% admin fee will be added)

Any and all legal, planning, and/or engineering fees will be borne by the applicant. Escrow account required. Unused funds to be returned to applicant. If insufficiently funded must be made whole prior to continuation of review.

* Includes all non-residential buildings

¹ \$1000 escrow account for projects up to \$100,000
\$2000 escrow account for projects over \$100,000

² Performance bond required

DRAFT Fee Schedule (It is rearranged from current schedule, and some categories have been changed)

Category	Draft	Current	Category	Notes
¹ Special Land Use	\$500	\$500	Special Land Use	
Re-Zone	\$500	\$500	Re-Zone	
Special Planning Commission Meeting requested by applicant	\$200	\$200	Special Planning Commission Meeting requested	
Variance (ZBA)	\$500	\$500	Variance	
Appeal (ZBA)	\$200	\$200	Appeal to ZBA	
Zoning Text Interpretation (ZBA)	\$200			New category
COMMERCIAL and INDUSTRIAL*				
¹ New Commerical and Industrial Bldgs	\$400	\$200	New Commerical and Industrial Bldgs	
Expansion, alteration, remodeling, or reconfiguration of existing building of less than 500 sq ft or 10% expansion	\$150			
¹ Expansion, alteration, remodeling, or reconfiguration of existing building up to or greater than 500 sq ft or 10% expansion or reconfiguration for new use	\$400			
	See above	\$150	Additions to Commerical & Industrial Bldgs	
		\$400	Alteration, Remodeling, or reconfiguration of existing building	
		\$250	Alteration, Remodeling, or reconfiguration for new use (site plan review)	
RESIDENTIAL (other than on a cottage lot)				
New Home (single, two-family, or bed and breakfast) other than on a cottage lot	\$100	\$100	Residential - New Home	
Cottage Lot - New Home or addition	\$400			Involves site plan review
Addition to house (alteration to footprint or height)	\$50	\$50	Addition to house (alteration to footprint or height)	
Residential Garage - detached	\$50	\$50	Garage - detached	
Deck, porch (open or closed), gazebo	\$50	\$50	Deck, porch (open or closed), gazebo	
¹ Planned Unit Development (PUD), Condominium Development, Subdivision, Townhouses, Multiple Family Dwellings, etc.	\$400			Combined, expanded, relocated
Accessory Buildings	\$50			Lowered (comparisons)
	See above	\$50	Accessory buildings - Residential	
		\$100	Accessory buildings - Commercial	

Category	Draft	Current	Category	Notes
Fence	\$50	\$100	Fence	Lowered (comparisons)
Swimming Pool	\$75			
	See above	\$50	Swimming Pool above ground	
Sign	\$100	\$100	Swimming Pool in ground	
	See above	\$100	Signs Commercial	
Driveway, cement pad, parking lot that are not part of a site plan	\$50	\$50	Signs - Residential use	Don't need residential
		\$50	Driveway Permit	
	See above	\$50	Driveway Permit, new, relocation or resurfacing (and site review)	Usually, these would be a part of a house or site plan.
Delete landscape plan.		\$200	Parking Lots	
Open Air Business	\$100	\$50	Landscape Plans	It would be part of the permit
Demolition of Building up to 5000 sq ft	\$50	\$100	Open Air Business	
Demolition of Building over 5000 sq ft	\$200			
	See above	\$50	Demolition of Residential Buildings	
		\$200	*Demolition of Commercial Buildings (up to 5000 sq. ft.)	
	\$100	\$200	*Demolition of Commercial Buildings (over 5000 sq. ft.)	
Move building onto property:		\$100	Move building onto property (up to 1800 sq. ft.)	
	See above	\$150	Move building onto property (over 1800 sq. ft.)	
		\$100	Move residential building onto property:	
Temporary structures and Uses	\$50?		Temporary structures and Uses	New category
Failure to obtain a Permit will result in a fee equal to	3x permit cost	3x permit cost	Failure to obtain a Permit will result in a fee equal to	
Short Term Rental - Initial	\$200	\$200	Short Term Rental - Initial	
Short Term Rental - Renewal	\$50	\$50	Short Term Rental - Renewal	
Mobile Home Placement	\$50	\$50	Mobile Home Placement	

Category	Draft	Current	Category	Notes
Where Planner, Engineer and/or Attorney is utilized, their fee(s) will be added (a 2% admin fee will be added)	Where Planner, Engineer and/or Attorney is utilized, their fee(s) will be utilized	Where Planner, Engineer and/or Attorney is utilized, their fee(s) will be utilized (a 2% admin fee will be added)		
Review Fee Schedule for planner in addition to regular fees.				
		\$500	Single-Family Subdivision Plat/Site Condo Review:	
		\$500	Site Plan Review:	
		\$500	Planned Unit Development:	
		1/2 fee schedule	Review of Revisions:	Unnecessary on fee schedule
		\$300	Annexation Petition	
		\$300	Detachment Petition	
		\$600	Industrial Development District	
		\$600	Tax Abatement Permit	
Any and all legal, planning, and/or engineering fees will be borne by the applicant. Escrow account required. Unused funds to be returned to applicant. If insufficiently funded must be made whole prior to continuation of review.	Any and all legal, planning, and/or engineering fees will be borne by the applicant. Escrow account required. Unused funds to be returned to applicant. If insufficiently funded must be made whole prior to continuation of review.			Clarified

* Includes all non-residential buildings

¹ \$1000 escrow account for projects up to \$100,000

² \$2000 escrow account for projects over \$100,000

² Performance bond required



Any changes not listed in a-d shall be reviewed by the Zoning Administrator for compliance with this Ordinance. If approved, the Zoning Administrator shall make a record of such approval and place a copy in the property file.

3.4.7. Modification of Plan During Construction.

All improvements shall conform to the final site plan. It shall be the responsibility of the applicant to notify the Zoning Administrator of any such changes prior to such change being made. Any changes which result in a material alteration of the site plan approved by the Planning Commission shall require resubmittal to the Planning Commission. The Planning Commission or Zoning Administrator may require the applicant to correct the changes so as to conform to the approved final site plan.

3.4.8. Phasing of Development.

The applicant may, at his discretion, divide the proposed development into two (2) or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, the size, and character of each phase. A final site plan may be submitted for review and approval for each phase.

3.4.9. Inspection.

The Zoning Administrator or designee shall be responsible for inspecting all improvements for conformance with the approved final site plan, prior to issuing a certificate of occupancy. All sub-grade improvements such as utilities, sub-base installations for drives and parking lots, and similar improvements shall be inspected and approved prior to covering. The applicant shall be responsible for requesting the necessary inspection.

3.4.10. Violations.

The approved final site plan shall regulate development of the property and any violation of this Article, including any improvement not in conformance of the approved final site plan, shall be deemed a violation of this Ordinance as provided in Article I of the Code of Ordinances, and shall be subject to all penalties therein.

SEC. 3.5 SITE CONDOMINIUM PROJECT REGULATIONS

3.5.1. Intent.

Pursuant to the authority conferred by Section 141 of the Condominium Act, preliminary and final site plans shall be regulated by the provisions of this Ordinance and subject to the review by the Planning Commission and approval of the Village Council.

3.5.2. General Requirements.

1. Each condominium lot shall be located within a zoning district that permits the proposed use.
2. Each condominium lot shall front on and have direct access to a public street approved by the Village Council.
3. For the purposes of this ordinance, each condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which located, and the provisions of any other statutes, laws, ordinances, and/or regulations applicable to lots in subdivisions.



Planning Commission
DRAFT 2024 Regular Meeting Schedule
Village Conference Room

Meetings are held on the first Monday each month at 7 PM unless otherwise indicated.

<u>Tuesday</u>	January 2, 2024 (<i>Office is closed Jan. 1 - New Year's Day</i>)
Monday	February 5, 2024
Monday	March 4, 2024
Monday	March 4, 2024
Monday	April 1, 2024
Monday	May 6, 2024
Monday	June 3, 2024
Monday	July 1, 2024
Monday	August 5, 2024
Tuesday	September 3 (<i>Office is closed Sept. 2 - Labor Day.</i>)
Monday	October 7, 2024
<u>Wednesday</u>	November 6 (Conf. room set up on Monday for Election)
Monday	December 2, 2024

Note:

Parks & Recreation meets on the second Monday at 6 PM.

DDA meets the second Wednesday at 5:30 PM.