

**Village of Lexington  
Planning Commission Special Meeting  
Village Hall, 7227 Huron Ave., Lexington, MI 48450  
June 15, 2023  
7 PM**

**CALL TO ORDER REGULAR MEETING:** Mike Ziegler

**ROLL CALL:** Vicki Scott

Members: Ziegler    Stencil    Roehl    Fulton    Kaatz  
              Picot        Regan    Morris    Huepenbecker

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:** (3-minute limit)

**BUSINESS:**

Pages 1-9

1. **Design Review for Cottage Lot 7333 Lake St. –**

**PUBLIC COMMENT:** (3-minute limit)

**ADJOURNMENT**

MEMO

To: Planning Commission  
From: Denny Klaas  
Date: 6/5/2023  
Subject: Unique Property at 7333 Lake Street

I am writing to bring your attention to the unique nature of the property located at 7333 Lake Street. After careful evaluation and consultation with Adam, our village planner, it has been determined that this property possesses distinct characteristics that set it apart from the surrounding lots. Specifically, it features two frontages and one rear and one side boundary, owing to its positioning on the lake and Lake Street.

The property's frontage on both the lake and Lake Street presents an exceptional opportunity for development as a cottage lot. To ensure conformity with setback regulations, we propose defining the frontage as the lake frontage, and the rear setback as the west property line. Similarly, the north and south property lines would serve as the side setbacks.

In my conversation with Adam, he reviewed the proposed setback designations and found no issue with our approach. By aligning the setbacks according to this plan, the property will be able to conform to the requirements of a cottage lot. This designation will allow for optimal utilization of the lot while maintaining compliance with relevant regulations.

The unique nature of this property, with its dual frontages and strategic positioning, provides an opportunity for a distinctive development. By appropriately assigning the setbacks, we can maximize the property's potential and create a cottage lot that takes full advantage of its location.

If you have any further questions or require additional information, please feel free to reach out to me. I am available to discuss this matter further and address any concerns you may have.

Thank you for your attention to this matter.

Sincerely,

Denny Klaas  
Village of Lexington Zoning Administrator

Date Submitted by Applicant 5/24/2023

Date completed by zoning administrator 6/4/2023

**Cottage Lot Design Review Checklist**     Christopher Falzon     7333 Lake Street

Only complete design reviews are to be submitted to the Planning Commission. They should be available at least one week prior to its regular meeting.

Indicate the status of each item (as required in Section 3.4.1.4 of zoning ordinance) as follows:

- C    Complies with all standards in the zoning ordinance
- X    Does not comply with all standards in the zoning ordinance
- NA   Does not apply

**Survey of Property**

  C      Current boundary survey depicting lot lines, easements, and required setbacks

**Site Plan Map that depicts the following for proposed dwelling:**

- C   a. footprint and dimensions
- C   b. proposed setbacks
- C   c. lot coverage/floor area ratio
- C   d. location
- C   e. dimension and construction material of sidewalks
- C   f. driveway/parking
- N/A g. accessory buildings
- C   h. water and sewer lines
- N/A i. fences or other screening materials (proposed and existing)
- C   j. location and setbacks of adjacent buildings

**Architectural Renderings and Building Plans for residential dwelling and accessory building that indicate:**

- C   a. square footage
- C   b. structural dimensions (including roof heights, access points, steps, porches, chimney, overhangs (or similar features)
- C   c. exterior materials
- N/A d. related amenities

**Landscaping**

  C   Landscaping or other elements, unique topography, or natural features for consideration

**VILLAGE OF LEXINGTON APPLICATION  
RESIDENTIAL LAND USE**

Note: To complete this form on a computer, download it, save it as a PDF, and fill it in.

PERMIT #:	<u>2336</u>
PARCEL #:	_____
PERMIT FEE:	\$ <u>100.00</u>

OWNER: Christopher and Denise Falzon DATE: 5/19/23  
 ADDRESS: 5880 Seville Circle PHONE: (248) 613-4311  
Orchard Lake, MI 48324 CONTRACTOR: Brown Builders & Contracting  
 BUILDING SITE ADDRESS: 7333 Lake St LICENSE #: 2102177545  
 Is property located within 500' of lake, stream or wetland?  Yes  No

PROJECT DESCRIPTION: New Build

<b>Type of Land Use Project</b> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition to Building <input type="checkbox"/> Accessory Building <input type="checkbox"/> Garage Detached _____ sq. ft. height <input type="checkbox"/> Mobile Home Placement <input type="checkbox"/> Relocation of Building onto property <input type="checkbox"/> Demolition <input type="checkbox"/> Fence <input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalk/Cement Pad <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Home Occupation <input type="checkbox"/> Sign <input type="checkbox"/> PUD, Site Condominium, Subdivision <input type="checkbox"/> Other _____	<b>Zoning District:</b> <input type="checkbox"/> AG <input checked="" type="checkbox"/> R-1 COTTAGE LOT <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> C-MU <input type="checkbox"/> G-MU <input type="checkbox"/> GC  <b>Residence:</b> <input checked="" type="checkbox"/> 1 story <u>2200</u> sq. ft. <input type="checkbox"/> 2 story _____ sq. ft. # of Bedrooms <u>3</u> # of Bathrooms <u>2.5</u> Type of Heat <u>Gas F/A</u> Air Conditioning <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Fireplace <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Foundation material:</b> <u>poured concrete</u>  <b>Siding/Exterior wallcover:</b> <u>vinyl and stone</u>  <b>Estimated Cost:</b> <u>\$550,000</u>  <b>Occupancy Permit Granted Date:</b> _____  <b>Water/Sewer Cap &amp; Tap Fees:</b> \$ _____
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**SITE PLAN:** Attach 1 set of building plans, and a site plan containing a survey and diagram of proposed structure location of lot, including front, side, rear setbacks and lot lines, utilities, easements, existing buildings, sewer, water, etc.

**INSPECTION:** In order to verify compliance with this permit, it will be necessary for the Zoning Administrator or his/her designated agent to enter upon the premises at reasonable times until a certificate of occupancy is issued. Authorization is granted by signature.

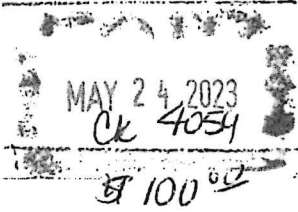
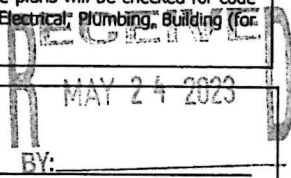
**NOTICE:** The approval issued here is a zoning or land use approval, indicating the Village of Lexington approval of the proposed use of the property involved. It is now mandatory that you apply for a Building Permit from the Sanilac County Department of Construction and Land Use, 61 W. Sanilac, Sandusky, MI 48471. (810)648-4664. You must take a copy of this permit, and two sets of plans. The plans will be checked for code compliance before the permit is issued. Other applicable permits may be required, such as: Health Department, Electrical, Plumbing, Building (for structure only), and Mechanical (heating & cooling).

**APPROVAL INFORMATION**

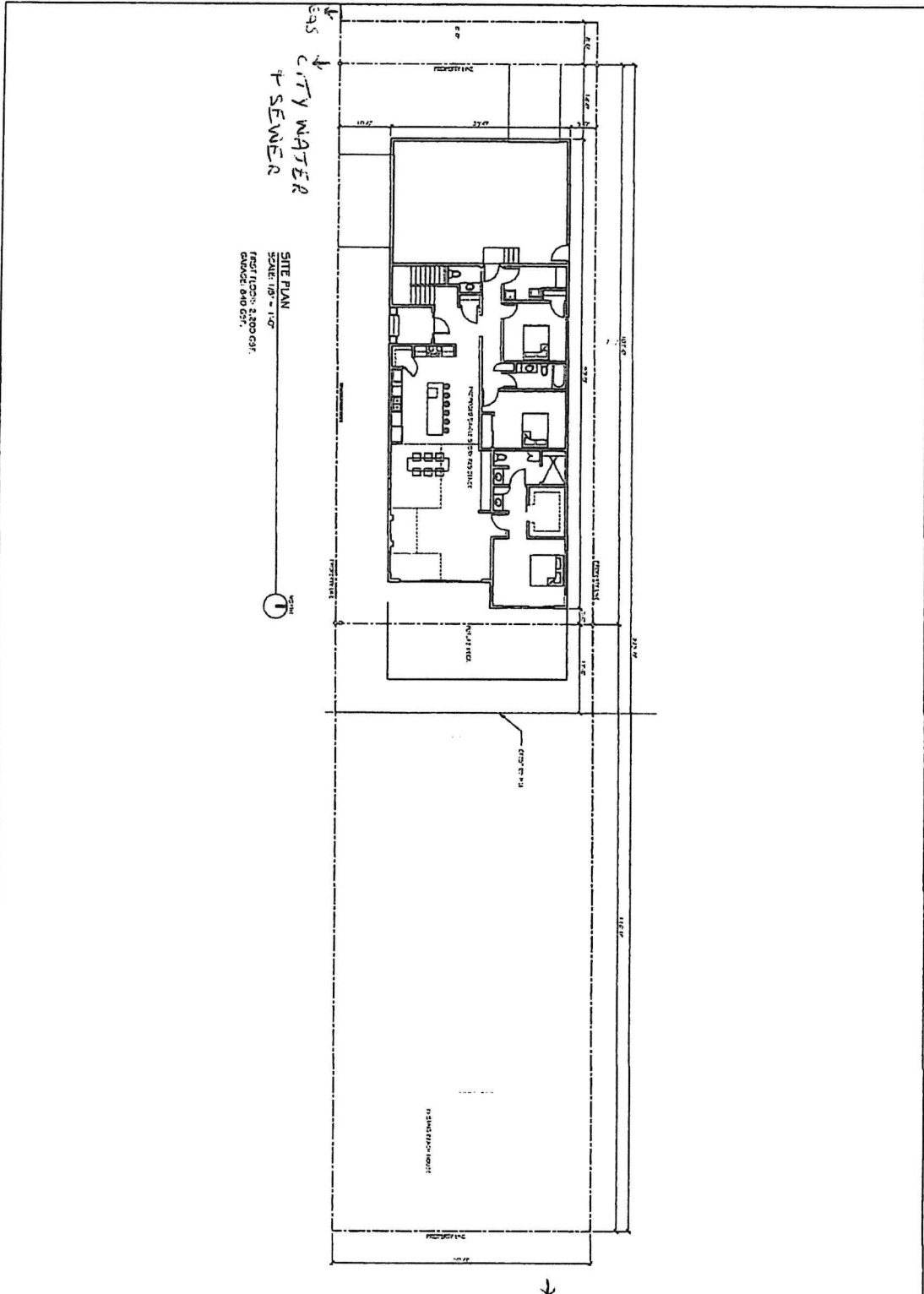
CONDITIONS:

Christopher Falzon Denise Falzon  
 Applicant Signature 5/19/23 Date  
 \_\_\_\_\_  
 Zoning Administrator Signature Date

**PAYMENT INFORMATION**  
 PAID CASH  
 PAID CHECK CK # 4039  
MS 5/19/23  
 REC'D. BY DATE  
 COPY TO WATER DEPT.



# COTTAGE LOT



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 TOTAL LOT AREA: 2,200 SQ. FT.  
 GARAGE: 600 SQ. FT.

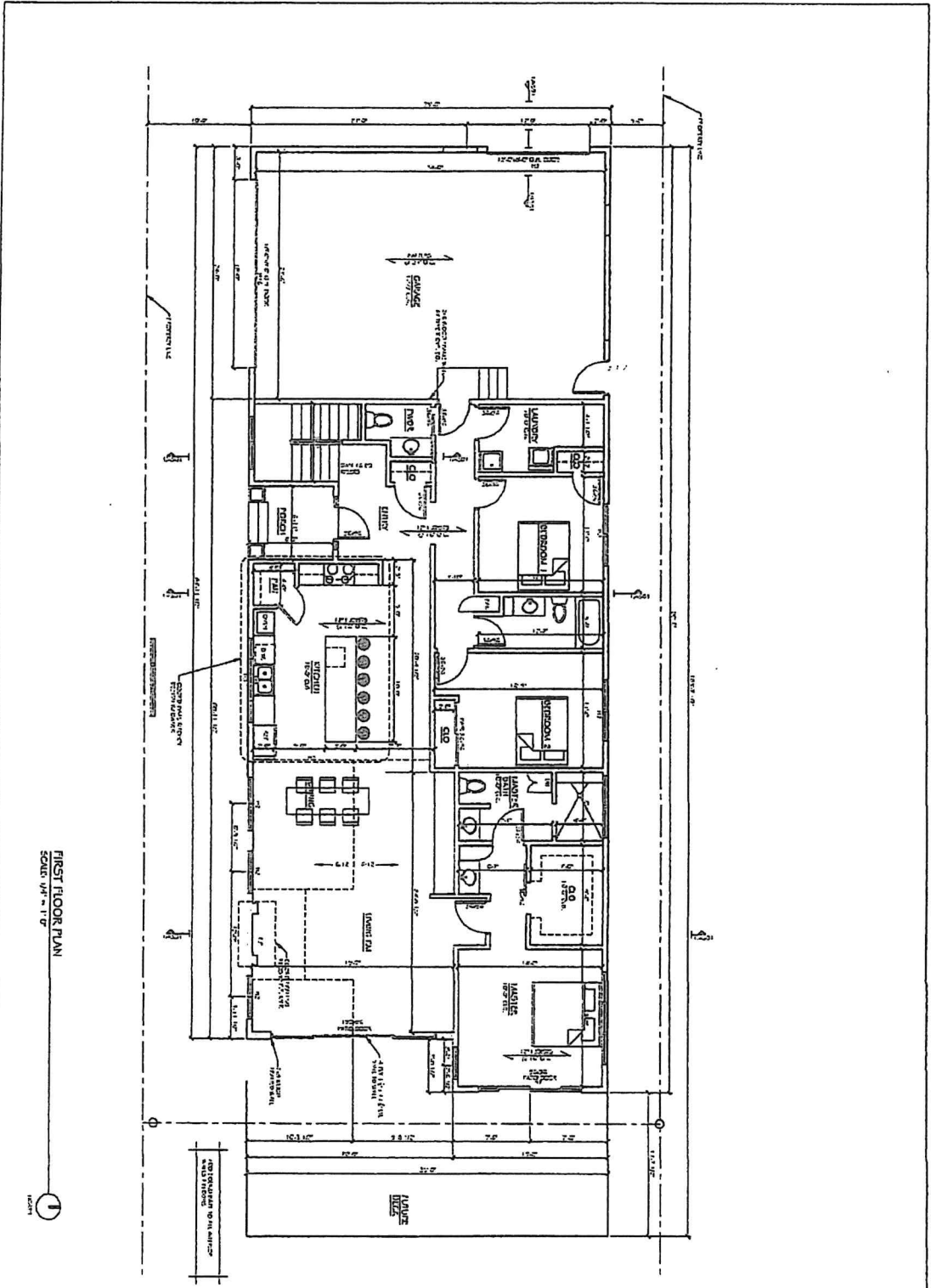


NO.	REVISION	DATE
1	ISSUED FOR PERMIT	05/20/21
2	REVISED	06/10/21
3	REVISED	06/10/21
4	REVISED	06/10/21
5	REVISED	06/10/21
6	REVISED	06/10/21
7	REVISED	06/10/21
8	REVISED	06/10/21
9	REVISED	06/10/21
10	REVISED	06/10/21
11	REVISED	06/10/21
12	REVISED	06/10/21
13	REVISED	06/10/21
14	REVISED	06/10/21
15	REVISED	06/10/21
16	REVISED	06/10/21
17	REVISED	06/10/21
18	REVISED	06/10/21
19	REVISED	06/10/21
20	REVISED	06/10/21

→ LAKE HUDSON

**FALZON RESIDENCE**  
 LENNINGTON, MI  
 SHEET TITLE:  
 SITE PLAN

**AS-100**  
 2023-03-01  
 2023-03-01



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**Ranch**  
 ARCHITECTURE  
 3000 N. 10TH ST.  
 A-100

RESIDENTIAL  
 FLOOR PLANS  
 PALZON RESIDENCE  
 LEXINGTON, MI



Project No.  
2002-268

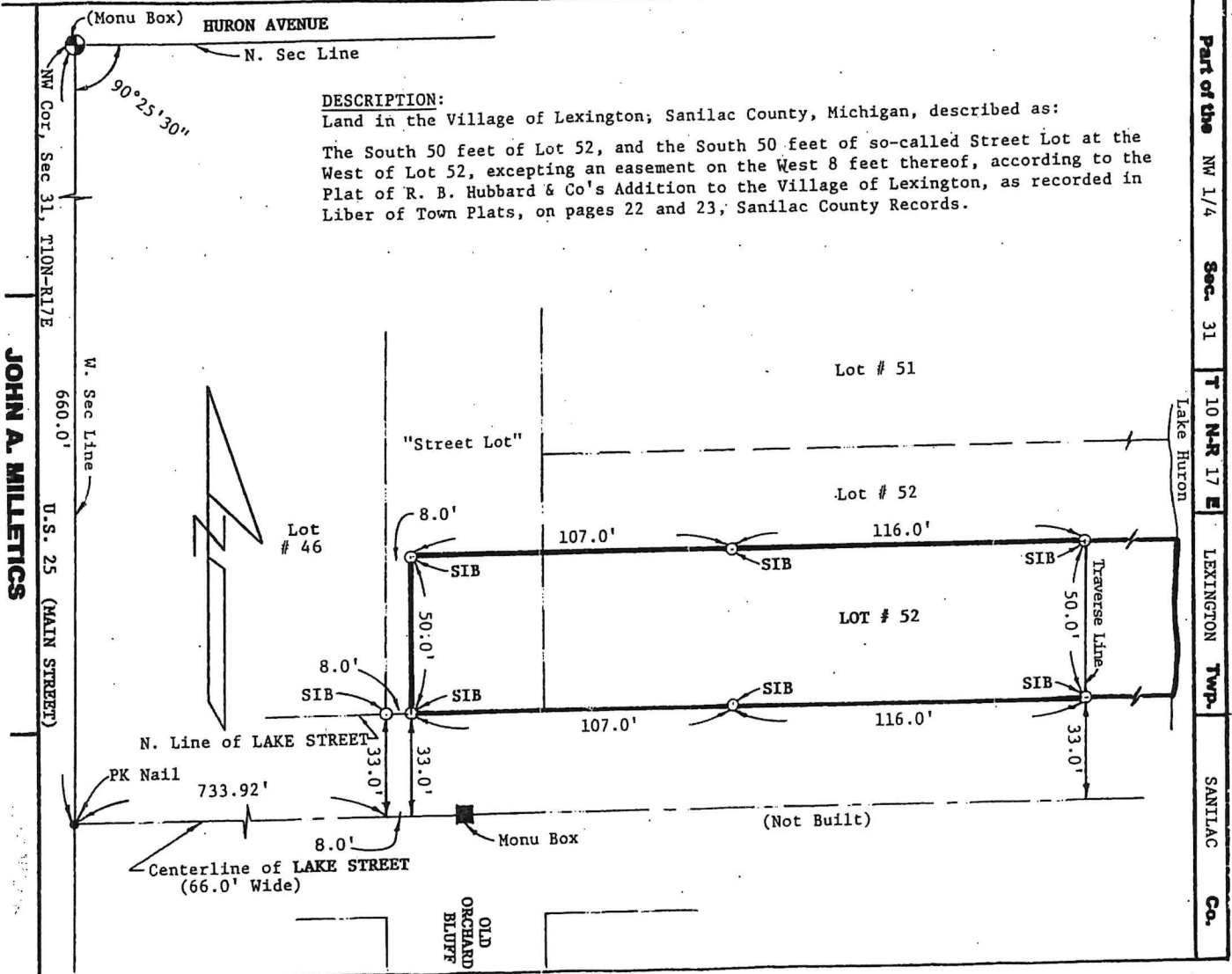
# CERTIFICATE OF SURVEY

7333 Lake Street  
Lexington, Michigan

Part of the NW 1/4 Sec. 31 T 10 N R 17 E LEXINGTON Twp. SANILAC Co.

**DESCRIPTION:**

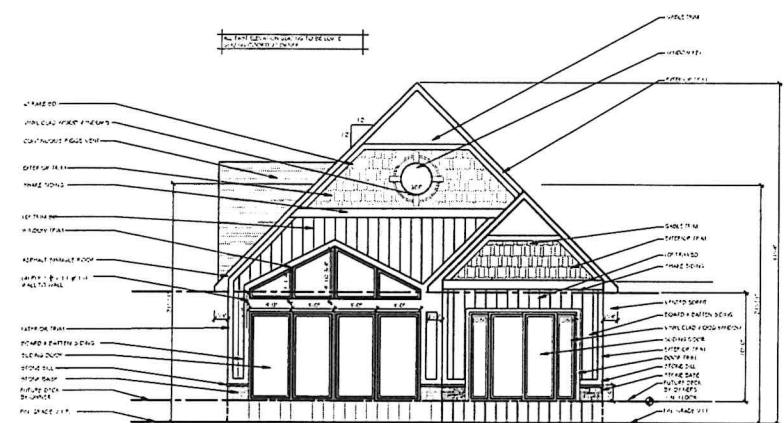
Land in the Village of Lexington; Sanilac County, Michigan, described as:  
The South 50 feet of Lot 52, and the South 50 feet of so-called Street Lot at the West of Lot 52, excepting an easement on the West 8 feet thereof, according to the Plat of R. B. Hubbard & Co's Addition to the Village of Lexington, as recorded in Liber of Town Plats, on pages 22 and 23, Sanilac County Records.







**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE/REV	NEW ISSUE DATE
REV 01	11/15/23
REV 02	11/15/23
REV 03	11/15/23
REV 04	11/15/23
REV 05	11/15/23
REV 06	11/15/23
REV 07	11/15/23
REV 08	11/15/23
REV 09	11/15/23
REV 10	11/15/23

DRAWN: J.L.  
CHECKED: E.A.  
APPROVED: B.

1. ALL MATERIALS AND FINISHES TO BE AS NOTED UNLESS OTHERWISE SPECIFIED.  
2. ALL MATERIALS AND FINISHES TO BE AS NOTED UNLESS OTHERWISE SPECIFIED.  
3. ALL MATERIALS AND FINISHES TO BE AS NOTED UNLESS OTHERWISE SPECIFIED.  
4. ALL MATERIALS AND FINISHES TO BE AS NOTED UNLESS OTHERWISE SPECIFIED.

**FALZONE RESIDENCE  
LEXINGTON, MI**

**SHEET TITLE**  
ELEVATIONS

PROJECT NUMBER:  
2023-023  
**SHEET NUMBER**  
**A-300**  
DATE: 11/15/23

STATE OF MICHIGAN



JOHN ENGLER, Governor

**DEPARTMENT OF NATURAL RESOURCES**

Stevens T. Mason Building, P.O. Box 30028, Lansing, MI 48909

ROLAND HARMES, Director

**NATURAL RESOURCES  
COMMISSION**

JERRY C. BARTNIK  
LARRY DEVUYST  
PAUL EISELE  
JAMES P. HILL  
DAVID HOLLI  
JOEY M. SPANO  
JORDAN B. TATTER

August 5, 1993

Ms. Denise Falzon  
5880 Seville Street  
Orchard Lake, MI 48324

Dear Ms. Falzon:

Re: Property Tax Number 76-152-370-000-052-00  
7333 Lake Street, Lexington

This letter is to confirm our telephone conversation today regarding the property referenced above. As I stated, this property is located north of the designated high risk erosion area in Lexington. Therefore, regulations under the Shorelands Protection and Management Act, 9170 PA 245, as amended, do not apply to development on this parcel.

However, we encourage you to locate all permanent structures a prudent distance from the edge of erosion. By doing so, you will reduce the risk of erosion damage to your home.

Please feel free to contact me if you have further questions.

Sincerely,

A handwritten signature in cursive script that reads "Penny Holt".

Penny Holt  
Shorelands Management Unit  
Land and Water Management Division  
517-373-1950