

**Village of Lexington
Public Hearing and
Planning Commission Regular Meeting
Village Hall, 7227 Huron Ave., Lexington, MI 48450
Monday, February 12, 2024
7:30 PM**

Call to Order Public Hearing: Mike 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.

Close the Public Hearing: Mike Ziegler

CALL TO ORDER REGULAR MEETING: Mike Ziegler

ROLL CALL: Vicki Scott

Members:	Ziegler	Stencel	Roehl	Kaatz
	Regan	Morris	Huepenbecker	

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Pages 1-3

Motion to approve the minutes of the Regular Meeting of January 2, 2024

PUBLIC COMMENT: (3-minute limit)

ZONING ADMINISTRATOR'S REPORT

Pages 4

OLD BUSINESS

Pages 5-7

1. Capital Improvement Plan – Lori Fisher

Motion to approve the Capital Improvement Plan and recommend adoption to Council

2. RRC Update – Lori Fisher

NEW BUSINESS

Pages 8-47

1. Consider approval of a Planned Unit Development for Brown Ridge Estates

Motion to approve the Planned Unit Development for Brown Ridge Estates and forward it to Council for their consideration.

PUBLIC COMMENT: (3-minute limit)

ADJOURNMENT

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
January 2, 2024 7 p.m.

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

Roll Call: Vicki Scott, Clerk

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

Absent: Kaatz

Others Present: L. Fisher, D. Klaas, P. Muoio

Approval of Agenda:

Motion by Huepenbecker, seconded by Morris, to approve the agenda as amended, changing the day to Tuesday, January 2, 2024.

All ayes

Motion carried

Approval of Minutes:

Motion by Regan, seconded by Roehl, to approve the minutes of the Regular Meeting of December 4, 2023, as presented.

All ayes

Motion carried

Public Comment: None

Zoning Administrator's Report:

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

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

All ayes

Motion carried

Old Business:

1. Update on Gielow Project –

D. Klaas stated he received the new plans from Doug and Craig, however, they have not addressed all the concerns of our engineer, Townley or planner, Young (Wade Trim).

Klaas cannot approve their site plan and there was a 20-day window in the motion that was approved. Morris noted that motion is now null and void and suggested deferring it or putting it in abeyance to December 2024. Klaas stated the site plan will expire in April 2024.

Klaas noted there were some concerns with Greg Brown's second phase of his project with the tree line. Gielows are willing to put up a berm along that hill.

Morris suggested the language that was passed last month that is no longer valid in the original motion should be added back in for the final site plan.

Klaas spoke with Greg Brown about a sidewalk from his entrance continuing down past Gielow's with lighting. In between Gielow's and Greg Brown's property there are two township properties. Brown will talk to them about getting an easement. Discussion followed. Mr. Townley would like to see this on the final site plan.

We are waiting for a completed final site plan. Klaas noted they plan for the current pond to remain a pond. Discussion followed. Morris stated we need to have adequate time to review this, or it shouldn't go on the agenda.

2. Update on Brown Ridge Estates –

Klaas reported they reviewed a list of requirements and the ordinance with Mr. Brown, and he is aware of the information that is needed. There was one slight change in the second cul-de-sac portion. Lori Fisher explained once the proper documentation is in, the administration should be able to schedule the public hearing in lieu of Planning Commission having a meeting to make a motion. Greg Brown plans to have his documentation in before the February meeting. Discussion followed on the fire chief signing off on the size of the cul-de-sac and final site plan.

3. Capital Improvement Plan Update –

Fisher explained they are very close to having it updated. Many projects were reliant on grant funding that may not come to fruition. Chris Heiden will update what timeframe these projects may happen. Discussion followed.

4. RRC Update –

Ziegler thanked Dave Picot for volunteering his time spearheading this effort. Picot shared a powerpoint presentation on Trello. Picot explained the active tasks and what needs to be completed. Lori Fisher will handle updating Trello and facilitate a joint meeting with the Planning Commission, Council, and DDA. Discussion followed.

New Business:

1. Election of Officers: –

Motion by Morris, seconded by Roehl, to nominate Mike Ziegler for Chairperson.

Roll Call:

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

Nays – None

Motion carried

Motion by Huepenbecker, seconded by Morris, to nominate Steve Stencel as Vice Chairperson.

Roll Call:

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

Nays – None

Motion carried

Motion by Morris, seconded by Ziegler, to nominate Jackie Huepenbecker as Secretary.

Roll Call:

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

Nays – None

Motion carried

2. Consider changing the meeting date from February 5 to February 12 at 7:30 p.m. –

Motion by Morris, seconded by Roehl, to approve changing the February meeting date from February 5 to February 12 at 7:30 p.m.

All ayes

Motion carried

3. Planning Commission Annual Report for 2023 –

Motion by Morris, seconded by Roehl, to approve the 2023 Annual Report as amended, adding Will Morris name on page 7 and removing Dave Picot as he was added twice and correcting Steve's last name to Stencel.

All Ayes

Motion carried

4. Discussion on permitting 3-story buildings in the Corridor Mixed Use Zone –

Huepenbecker suggested it should follow the design guidelines. This would be for the CMU zone off of M-25. Discussion followed on different height requirements of a three-story buildings. Huepenbecker stated we need to stay consistent. Board members agree to come back with more research.

5. Ethics Statement –

Fisher explained this is the first board to sign the new ethics statement. Discussion followed.

Public Comment –

- Peter Muoio (7276 Lester) - commented on having the fire chief sign off on the expansion project and the corner lots along Washington Street.
- Steve Stencel – commented on Lexington being awarded \$300,000 from the 1.4-million-dollar grant that was applied for.

Adjournment - Motion by Huepenbecker, seconded by Roehl, to adjourn at 8:43 p.m.

Respectfully submitted,
Vicki Scott

**Zoning Administrator Report
Village of Lexington
February 7, 2024**

Date: 2/7/2024

Gielow Project Update:

Status of Site Plans:

Gielow's Final Site Plan has been reviewed and we currently have issues that still need to be addressed before Final Site Plan approval can be issued.

Greg Brown Project Update:

Final Site Plan Approval is being presented tonight for Planning Commission approval.

(2) Land Use Permit Applications:

7302 Hubbard St. (Shed)
Brow Ridge Estates (Sign)

(0) Zoning Ordinance Violations

N/A

(0) Code Ordinance Violations

N/A

Zoning Administrators Notes:

As the Zoning Administrator, I've been actively collaborating with Gielow Pickles to move their project forward and get approval for their Final Site Plan. While progress is underway, there are still a few outstanding matters that require attention. Additionally, I've been in discussions with Greg Brown to finalize his Final site Plan. I'm preparing to present the Final Site Plan to the Planning Commission for their review and final approval, scheduled for February 12th.

Dennis Klaas
Village of Lexington Zoning Administrator
586-372-8035
zoning@villageoflexington.com

Village of Lexington
CAPITAL IMPROVEMENT PLAN 2024 - 2030

GENERAL FUND

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
IT Equipment			\$5,000	\$10,000	\$5,000		\$20,000
New Fire Engine			\$500,000				\$500,000
Village Hall Expansion and Rehabilitation	\$58,000						\$58,000
Adjacent Property	\$50,000						\$50,000
Police Vehicle	\$27,000		\$40,000				\$67,000
Terrey Park Renovations	\$2,000,000	\$4,000,000	\$1,000,000				\$7,000,000
Harbor Land Acquisition							\$0
M-25 Streetscape Renovations							\$0
Wayfinding Signage System							\$0
Planning/Economic Development Studies							\$0
Recreation Improvements		\$50,000					\$50,000
Project Costs Total	\$2,135,000	\$4,050,000	\$1,545,000	\$10,000	\$5,000	\$0	\$7,745,000

CEMETERY

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Stabilize Chapel Foundation				\$20,000			\$20,000
Grading Enhancements	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$18,000
Chapel Stained Glass Windows							\$0
Columbarium						\$30,000	\$30,000
Contemplation Areas						\$10,000	\$10,000
Project Costs Total	\$3,000	\$3,000	\$3,000	\$23,000	\$3,000	\$43,000	\$78,000

NORTH SHORES

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Slope Stabilization Project					\$1,800,000		\$1,800,000
Parking Area Improvements	\$15,000						\$15,000
Playground Equipment		\$30,000					\$30,000
Pavilion			\$45,600				\$45,600
Adult Exercise		\$34,000					\$34,000
Club House					\$15,000		\$15,000
Shuffleboard	\$24,000						\$24,000
Landscape				\$52,000			\$52,000

Ramp Rejuvenement								\$0
Fence to Beach	\$10,000							\$10,000
Project Costs Total	\$49,000	\$64,000	\$45,600	\$52,000	\$1,815,000	\$0	\$2,025,600	

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Vehicles (.5 split)	\$24,000				\$28,000		\$52,000
Gravity Sewer Rehabilitation	\$971,498	\$971,498	\$971,498				\$2,914,494
Lagoon Rehab	\$325,000						\$325,000
Boynton Lift Station Force Main	\$335,785	\$335,785	\$335,785				\$1,007,355
Huron Lift Station Rehab	\$83,271	\$83,271	\$83,271				\$249,813
1974 Onan Generator							\$0
Lexington North Shore MHP Lift							\$0
North Sanitary Sewer District							\$0
Birch Drive SAD Sewer Project							\$0
Altona Drive Sewer Extension							\$0
Project Costs Total	\$1,739,554	\$1,390,554	\$1,390,554	\$0	\$28,000	\$0	\$4,548,662

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Water Filtration Plant Rehab		\$1,217,000	\$3,650,250				\$ 4,867,250
New Water Storage Tank		\$262,750	\$788,250				\$ 1,051,000
Water Main Replacement 3-6	\$402,167	\$402,167	\$402,167				\$ 1,206,501
Intake/Low Lift Upgrades			\$156,250				\$ 156,250
West End Booster Station Exist			\$162,500				\$ 162,500
Burchville Emergency Connection				\$57,575			\$ 57,575
Denissen St RV Park Main Loop				\$98,519			\$ 98,519
West End Booster Station New				\$250,000			\$ 250,000
Vehicles (.5 split)	\$24,000				\$28,000		\$ 52,000
Project Costs Total	\$426,167	\$1,881,917	\$5,159,417	\$406,094	\$28,000	\$0	\$7,901,595

Funding Source/Project	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Northern Sidewalk Extension			\$30,000				\$30,000
Washington & Boynton Parking Lot							\$0
Wayfinding Signs	\$5,000						\$5,000

Village of Lexington
CAPITAL IMPROVEMENT PLAN 2024 - 2030

Sidewalks - Village Hall									
Priority Crosswalks along M-25		\$100,000							\$0
Street Crack Sealing and Sealcoating	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$100,000	
Dennison Street Repaving	\$300,000							\$75,000	
Barnhivian Parkway Reconstruction		\$375,000						\$300,000	
Boynton Street Repaving		\$350,000						\$375,000	
Huron Street Overlayment								\$350,000	
Union Street Crack Sealing and Sealcoating	\$20,000							\$0	
New Sidewalks Surrounding Downtown				\$250,000				\$20,000	
M-90 Pathway Reconstruction					\$125,000			\$250,000	
Mobile Home Park Street Improvemnts						20000		\$125,000	
Washington Street Bike Route				\$15,000				\$20,000	
Project Costs Total	\$337,500	\$837,500	\$307,500	\$137,500	\$32,500	\$12,500		\$1,665,000	\$15,000

Greg Brown Project Requirements

PUD Process (Sec 7.3)

- Preliminary Plan
 - ☒ Applicant submits a preliminary site plan (meeting the requirements of (Sec 3.4.3) **(See Missing Items Sheet)**
 - ☒ Public hearing by PC.
 - ☒ PC review and approval.

Site Condo Process (Sec 3.5.3)

- Preliminary Plan
 - ☒ Applicant submits a preliminary site plan (meeting the requirements of Sec 3.4.3)
 - ☒ PC review and approval.

PUD Process (Sec 7.3)

- Final Plan
 - ☒ Applicant submits a final site plan (meeting the requirements of (Sec 3.4.4)
 - ☐ Public hearing by PC
 - ☐ PC recommends approval to Council.
 - ☐ A Development Agreement is prepared by the Village Attorney.
 - ☐ Village Council has final approval.

Site Condo Process (Sec 3.5.3)

- Final Plan
 - ☒ Applicant submits a final site plan (meeting the requirements of (Sec 3.4.4)
 - ☒ **Applicant submits the draft condominium documents, including master deed and bylaws.**
 - ☐ PC recommends approval to Council.
 - ☐ Village Council has final approval.

All other pertinent requirements for site condominiums (such as those found in Sections 3.5.2, 3.5.4, and 3.5.5) would apply in addition to all requirements outlined for PUD's in Article 7.

SEC. 3.5 SITE CONDOMINIUM PROJECT REGULATIONS

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.
- ☒ 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.
- ☒ 4. In the case of a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use except in a PUD district. Required yards shall be measured from the boundaries of a condominium lot.

3.5.4. Required Improvements:

- ☒ 1. All design standards and required improvements that apply to a subdivision, under the Subdivision Regulations adopted by the Village Council, shall apply to any condominium development.
- ☒ 2. Each condominium unit shall be connected to the Village water, sanitary and storm sewers. Utility standards stated in Chapter 70 shall apply to all condominium units. Furthermore, the utility provisions stated in Chapter 10, Subdivision Regulations shall apply to all condominium units proposed for location on property which is not subdivided and recorded, or property which is to be further subdivided. Each individual condominium unit shall be considered a residential equivalent unit as defined in Chapter 10.
- ☒ 3. Monuments shall be set at all boundary corners and deflection points and at all road right of way intersection corners and deflection points. Lot irons shall be set at all condominium lot corners and deflection points of condominium lot lines.
- ☐ 4. The Village may grant a delay in the setting of required monuments or irons for a reasonable time, but not to exceed one (1) year, on condition that the developer deposit with the Village Clerk cash, a certified check, or an irrevocable bank letter of credit running to the Village, whichever the developer selects, in an amount as determined from time to time by resolution of the Village Council. Such deposit shall be returned to the developer upon receipt of a certificate by a surveyor registered in the State of Michigan that the monuments and irons have been set as required in the State of Michigan that the monuments and irons have been set as required, within the time specified. If the developer defaults, the Village Council shall promptly require a registered surveyor to set the monuments and irons in the

ground as shown on the condominium site plans, at a cost not-to-exceed the amount of the security deposit which shall include Village administrative costs. **(See Missing Documents Sheet)**

- ☒ 5. Road rights-of-way shall be described separately from individual condominium lots, and shall be accurately delineated by bearings and distances on the condominium subdivision plan and the final site plan. The right-of-way shall be for roadway purposes and for the purposes of locating, installing, maintaining, and replacing of public utilities. The developer shall declare easements to the Village for all public water and sanitary sewer lines and appurtenances.
- ☒ 6. All improvements in a site condominium shall comply with the design specifications as adopted by the Village Council and any amendments thereto.

3.5.5. Information Required Prior to Occupancy.

Prior to the issuance of an occupancy permit for any condominium unit, the applicant shall submit the following to the Zoning Administrator:

- ☒ 1. A copy of the recorded Condominium Documents (including exhibits, Master Deed, and Bylaws).
- ☐ 2. A copy of any recorded restrictive covenants. **N/A**
- ☐ 3. A copy of the site plan on laminated photo static copy or mylar sheet. **N/A**
- ☐ 4. Evidence of completion of improvements associated with the proposed use including two copies of an "as-built survey". **N/A**

ARTICLE 7

PUD-PLANNED UNIT DEVELOPMENT DISTRICT

SEC. 7.1 PURPOSE & INTENT

Planned Unit Development (PUD) district regulations are intended to provide for various types of land uses planned in a manner which shall; encourage the use of land in accordance with its character and adaptability; conserve natural resources and energy; encourage innovation in land use planning; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the people of the Village; and bring about a greater compatibility of design and use. The provisions of this Article provide enabling authority and standards for the submission, review, and approval of applications for planned unit developments.

SEC. 7.2 PUD REGULATIONS

- ☒ **7.2.1.** A planned unit development (PUD) may be applied for in any zoning district. The grant of a planned unit development application shall require a rezoning by way of amendment of this Ordinance upon the recommendation of the Planning Commission and approval of the Village Council.
- ☒ **7.2.2.** Any land use authorized in this Ordinance may be included in a planned unit development, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development.
- 7.2.3.** The applicant for a planned unit development must demonstrate all of the following *criteria as a* condition to being entitled to planned unit development treatment:
 - ☒ **1.** Grant of the planned unit development will result in one of the following:
 - a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - c. A non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.
 - ☒ **2.** The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, streets and utilities.

- ☒ 3. The proposed development shall be consistent with the public health, safety and welfare of the Village.
- ☒ 4. The proposed development shall be consistent with adjacent circulation patterns or there should be stub streets to accommodate the traditional street patterns that could be developed on adjacent parcels.
- ☒ 5. The proposed development shall not result in an unreasonable negative environmental impact on the subject site or surrounding land.
- ☒ 6. The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- ☒ 7. The proposed development shall be under single ownership and/or control such that there is a single person having responsibility for completing the project in conformity with this Ordinance.
- ☒ 8. The proposed development shall be consistent with the Goals and Policies of the General Development Plan.

SEC. 7.3 PROCEDURE FOR REVIEW

7.3.1. Pre-application Conference.

Prior to the submission of an application for planned unit development approval, the applicant shall meet with the Zoning Administrator, together with any staff and consultants the Administrator deems appropriate. The applicant shall present at such conference, or conferences, at least a sketch plan of the proposed planned unit development, as well as the following information: Total number of acres in the project; a statement of the number of residential units, if any; the number and type of non-residential uses, the number of acres to be occupied by each type of use; the known deviations from ordinance regulations to be sought; the number of acres to be preserved as open or recreational space; and, all known natural resources and natural features to be preserved.

7.3.2. Preliminary Plan.

Following the Pre-application Conference, the applicant shall submit a preliminary site plan of the proposed planned unit development. The preliminary site plan shall be prepared in accordance with the standard set forth in Section 3.4.2. A narrative report shall accompany the site plan providing a description of the project, discussing the market concept and feasibility of the project, and explaining the manner in which the criteria set forth in Section 7.1 have been met.

- ☒ 1. Planning Commission Action. The Preliminary Plan shall be noticed for public hearing as a zoning amendment before the Planning Commission. Following the hearing, the Planning Commission shall review the preliminary site plan and shall take one of the following actions:
- ☒ 2. Approval. Upon finding that the Preliminary Plan meets the criteria and standards

set forth in Sections 7.1 and 7.2, the Planning Commission shall grant preliminary approval. Approval shall constitute approval of the uses and design concept as shown on the Preliminary Plan and shall confer upon the applicant the right to proceed to preparation of the Final Plan.

☒ 3. Approval of the Preliminary Plan by the Planning Commission shall not constitute rezoning of the property to PUD nor bind the Village Council to approval of the Final Plan.

☐ 4. Tabling. Upon finding that the Preliminary Plan does not meet the criteria and standards set forth in Sections 7.1 and 7.2, but could meet such criteria if revised, the Planning Commission may table action until a revised Preliminary Plan is resubmitted. **N/A**

☐ 5. Denial. Upon finding that the Preliminary Plan does not meet the criteria and standards set forth in Sections 7.1 and 7.2, the Planning Commission shall deny preliminary approval. **N/A**

7.3.3. Final Plan.

Within six (6) months following receipt of the Planning Commission comments on the preliminary plan, the applicant shall submit a final plan and supporting materials conforming with this Section. If a final plan is not submitted by the applicant for final approval within six (6) months following receipt of Planning Commission comments, the preliminary plan approval becomes null and void.

1. Information Required. A final site plan and application for a PUD shall contain the following information:

☒ a. A site plan meeting all requirements of Section 3.4.3, Final Site Plan.

☐ b. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the uses and development proposed in the absence of this planned unit development article. **N/A**

☒ c. A specific schedule of the intended development and construction details, including phasing or timing.

☒ d. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features. **(See Exhibit E)**

☒ e. A specification of the exterior building materials with respect to the structures proposed in the project.

☐ f. Signatures of all parties having an interest in the property. **(Will need signed Master Deed)**

☐ 2. Planning Commission and Action. The final plan shall constitute an application to amend this Ordinance and shall be noticed for public hearing as a zoning amendment before the Planning Commission, and otherwise acted upon by the Planning Commission, and the Village Council, as provided by law. **(After Approval of Village Planner & PC)**

- a. Approval. Upon finding that the Final Plan meets the criteria and standards set forth in Section 7.1 and 7.2, the Planning Commission shall recommend approval to the Village Council.
- b. Tabling. Upon finding that the Final Plan does not meet the criteria and standards set forth in Section 7.1 and 7.2, but could meet such criteria if revised, the Planning Commission may take action until a revised Final Plan is resubmitted.
- c. Denial. Upon finding that the final plan does not meet the criteria and standards set forth in Section 7.1 and 7.2, the Planning Commission shall recommend denial to the Village Council. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the planned unit development project including, without limitation, recommendations with respect to matters on which the Village Council must exercise discretion.

☐ 3. Village Council Action. Upon receiving a recommendation from the Planning Commission, the Village Council shall review the Final Plan. Taking into consideration the recommendations of the Planning Commission and the criteria and standards set forth in Sections 7.1 and 7.2, the Village Council shall approve, table or deny the Final Plan.

4. Prior to approval of a Final Plan, the Village Council shall require all standards and conditions of approval to be incorporated in a Development Agreement. The Agreement shall be prepared by the Village Attorney, approved by the Village Council, and signed by both the Village and the Applicant.

☒ **SEC. 7.4 PROJECT DESIGN STANDARDS**

7.4.1. Residential Design Standards.

1. Residential density shall not be greater than the maximum density permitted in the zoning district in which the property is situated immediately prior to classification under this Article. Additional density for residential uses may be allowed in the discretion of the Village Council upon the recommendation of the Planning Commission and based upon a demonstration by the applicant of consistency with the General Development Plan and of planning and design excellence resulting in a material benefit to the Village, adjacent land uses, and/or the ultimate users of the project, where such benefit would otherwise be unlikely to be achieved without the application of the PUD regulations, including, without limitation, innovative design producing significant energy efficiency, pedestrian or vehicular safety, long term aesthetic beauty, and protection and preservation of natural resources and features.

2. Residential street layout patterns shall be consistent with the traditional street patterns as established in the Village in order to meet the intent of this Ordinance as outlined in Section 1.2 of this Ordinance.

7.4.2. Non-Residential Design Standards.

1. Non-residential uses may be permitted in combination with other non-residential uses or as part of a common development with residential uses.

2. The non-residential uses, including parking and vehicular traffic ways, shall be separated and buffered from residential units in a manner consistent with good land and community planning principles.

3. Nonresidential properties in excess of 200 feet in width along an existing right-of-way shall provide at least on side street right-of-way to permit access to the property to the rear of the nonresidential parcel.

☒ **7.4.3. General Design Standards.**

1. All regulations applicable to setbacks, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a Principal Permitted Use. In all cases, the strictest provisions shall apply. Notwithstanding the immediately preceding paragraph, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the Village Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

2. To the maximum extent feasible, the development shall be designed so as to preserve the natural resources and natural features. The benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the activity, taking into consideration the local, state and national concern for the protection and preservation of the natural resources or features and the following criteria:

a. The availability of feasible and prudent alternative methods of accomplishing any development.

b. The extent and permanence of the beneficial or detrimental effects of the proposed activity.

c. The size, quality and rarity of the natural resources or natural features which would be impaired or destroyed.

3. There shall be a perimeter setback and berming, as found to be necessary by the Village, for the purpose of buffering the development in relation to surrounding properties. If the planned unit development project includes non-residential uses adjacent to a district authorizing residential uses, and/or if the project is larger than one acre in area, such perimeter setback shall be established with a dimension from the property line of up to one hundred (100) feet in the discretion of the Village Council, taking into consideration the use or uses in and adjacent to the development. The setback distance need not be uniform at all points on the perimeter of the development.

4. Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.

5. There shall be underground installation of utilities, including electricity and telephone, as found necessary by the Village.

6. Pedestrian walkways shall be separated from vehicular circulation, as found necessary by the Village.

7. Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

8. Where non-residential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed. The Village, in its discretion, shall review and approve the design and location of such mechanisms.

9. The Village Council upon the recommendation of the Planning Commission shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, General Development Plan, and other Village standards or policies as a guide.

SEC. 7.5 CONDITIONS

7.5.1. Reasonable conditions may be required with the approval of a planned unit development, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources and energy, ensuring compatibility with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.

7.5.2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, 7 and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

SEC. 7.6 PHASING & COMMENCEMENT OF CONSTRUCTION

☐ **7.6.1. Phasing. N/A**

Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area. In addition, in developments which include residential and non-residential uses, the relative mix of uses and the scheduled completion of construction for each phase shall be disclosed and determined to be reasonable in the discretion of the Village Council after recommendation from the Planning Commission.

☒ **7.6.2. Commencement and Completion of Construction.**

To ensure completion of required improvements, the Village is authorized to impose performance guarantees in accordance with Section 3.7. Construction shall be commenced within one (1) year following final approval of a planned unit development and shall proceed substantially in conformance with the schedule set forth by the applicant, as required by Section 7.2.3. If construction is not commenced within such time, any approval of a site plan on the project shall expire and be null and void, provided, an extension for a specified period may be granted by the Village Council upon good cause shown if such request is made to the Village Council prior to the expiration of the initial period. Moreover, in the event a site plan has expired, the Village Council, based on a recommendation from the Planning Commission, shall be authorized to rezone the property in any reasonable manner, and, if

the property remains classified as PUD, a new application shall be required, and shall be reviewed in light of then existing and applicable law and ordinance provisions.

☐ **SEC. 7.7 EFFECT OF APPROVAL**

Section 7.7 Effect of Approval.

When approved, the planned unit development amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvement and use shall be in conformity with such amendment. Notice of adoption of the final PUD plan and conditions shall be recorded by the applicant at the Sanilac County Register of Deeds, evidence of which shall be supplied to the Zoning Administrator.



Wade Trim Associates, Inc.
 500 Griswold Street, Suite 2500 • Detroit, MI 48226
 313.961.3650 • www.wadetrim.com

January 30, 2024

Village of Lexington
 7227 Huron Avenue, Suite 100
 Lexington, MI 48450

Attention: Planning Commission

Re: Final Site Plan Review
 Brown Ridge Estates Site Condominium and Planned Unit Development
 Undeveloped Land Located West of M-25 and East of Birch Drive
 Wade Trim Job No.: LEX 6100-24D, Task 102

Dear Commissioners:

The applicant and property owner, Greg Brown (Brown Builders & Contracting, Inc.) is requesting approval of a final site plan for the proposed Brown Ridge Estates single-family residential site condominium. The project is being proposed under the Planned Unit Development (PUD) option of the Village of Lexington Zoning Ordinance (Article 7). For your reference, below is a table summarizing the key facts pertaining to this request:

Summary of Facts	
Property Address:	N/A – undeveloped land
Applicant:	Greg Brown – Brown Builders & Contracting, Inc.
Property Owner:	Greg Brown – Brown Builders & Contracting, Inc.
Property ID:	Two properties: 025-100-020-03 and 025-100-010-01 (according to Sanilac County GIS)
Project Location:	West side of Lakeshore Road (M-25), east of Birch Drive and south of Harrington Road
Property Size:	16.569 acres
Property Frontage:	250.50 feet on Lakeshore Road (M-25)
Existing Zoning of Property:	R-1, Single Family Residential
Future Land Use Designation of Property:	Planned Residential
Current Use of Property:	Undeveloped land
Proposed Use:	Single-family residential site condominium (19 units)
Allowance for Use:	Detached single-family dwellings are a principal permitted use in the R-1 District

Project Details

The proposed project is a new single-family residential site condominium consisting of 19 units ("lots"). The units will range in size from 20,294 square feet (0.466 acres) to 53,902 square feet (1.237 acres).

New private roads will be constructed, including the proposed Mary Ann Lane which will extend from Lakeshore Drive and end at a cul-de-sac. The proposed Arthur Drive will extend from Mary Ann Lane and end at a cul-de-sac. Both roads will have a 66 foot right-of-way, 24 foot pavement width (to be constructed of asphalt pavement with aggregate base), and 2 foot wide gravel shoulders. According to the draft condominium documents, the roads will be private roads owned and maintained by the condominium association; however, the developer is reserving the option to convey the roads to the Village to be publicly owned and maintained. The civil site plan (Sheet CVR) confirms this, indicating that they will be private roads "until accepted by the Village of Lexington." The site plan shows the potential for a future road extension of Mary Ann Lane that would connect to adjacent undeveloped property to the south.

The development will be served by new water mains and sanitary sewer mains to be constructed within the private road rights-of-way. The proposed water main will connect to an existing 12-inch water main along Lakeshore Road. The site plan indicates that the proposed sanitary sewer main will connect to new a sanitary sewer main along Lakeshore Road, which is to be constructed by the Village of Lexington under a separate contract. The site plan also shows a proposed utility easement that would connect to existing public utilities along Birch Drive to the west. Storm drainage within the development is to be accomplished by proposed drainage ditches along the sides of both proposed roads, which will outlet to the existing drainage ditch along Lakeshore Drive.

Review Process

The process for the review and approval of PUDs is outlined in Section 7.3 of the Village of Lexington Zoning Ordinance. The process for the review and approval of site condominiums is outlined in Section 3.5.3 of the Zoning Ordinance. Both procedures require preliminary plan review by the Village Planning Commission. It is our understanding that this project has already received preliminary approval by the Planning Commission, after finding that the project has met the criteria and standards for PUDs outlined in Sections 7.1 and 7.2 of the Zoning Ordinance.

Following preliminary plan approval, final plan review by the Village Planning Commission is required, who provides a recommendation to the Village Council for final approval.

Final Site Plan Review

The project is depicted and detailed through the following documents.

Civil Site Plan – Prepared by Townley Engineering, LLC, dated January 16, 2024, containing the following sheets:

- Cover Sheet (Sheet CVR)
- Existing Conditions (Sheet 2)
- Sanitary Sewer Plan and Profile Sheet (Sheet S-6)
- Watermain Plan & Profile Sheet (WM-1)
- Watermain and Sewer Plan and Profiles (Sheet S-W 2)
- Road Plan and Profile (Sheet C-1)
- Soil Conservation and Wetland Information (Sheet C-2)

Condominium Plan (Exhibit B) – Prepared by John A. Milletics, P.S., dated December 12, 2023, containing the following sheets:

- Title Page (Sheet 1)
- Survey Plan – Utility Plan (Sheet 2)
- Site Plan (Sheet 3)
- Unit Area – Unit Elevation Table (Sheet 4)

Certificate of Survey Plan – Prepared by John A. Milletics, P.S., dated January 15, 2024, containing two sheets.

Draft Condominium Master Deed and By-Laws Document – Prepared by Touma, Watson, Whaling, Coury & Stremers, P.C.

Development Schedule – Letter from Greg Brown outlining the proposed construction schedule for Brown Ridge Estates.

We have reviewed the site plan documents for compliance with the Village of Lexington Zoning Ordinance requirements and sound planning principles. Our comments are provided below:

1. The final site plan does not indicate whether entrance signage for the development is proposed. If proposed, separate sign permit review and approval by the Village would be required.
2. Section 7.3.3.1.b requires a “separately delineated specification of all deviations from this ordinance with would otherwise be applicable to the uses and development proposed in the absence of this PUD article.” This list has not been provided. It is our understanding that the PUD option was being sought to allow for deviations from the village road construction standards to allow for gravel roads and reduced-size cul-de-sacs. However, Sheet C-1 of the civil plan set shows that the proposed roads will feature asphalt paving and cul-de-sac dimensions which do meet Village road standards.
3. Section 7.3.3.1.e requires the applicant to provide a specification of the exterior building materials with respect to the structures proposed in the project. Section 7 of the draft Condominium By-Laws includes basic information related to the minimum size and character of proposed dwelling units. The Planning Commission should review this information and determine whether this is acceptable.
4. Sheet 2 of the Condominium Plan shows the proposed minimum front, side, and rear yard setbacks for each of the proposed units. The minimum front, side and rear yard distances are difficult to read (the text is cut-off). The site plan should be corrected to clearly state the minimum required yard setbacks. (Refer to Section 4.11 of the Zoning Ordinance for the minimum yard setbacks required for the R-1 District.)
5. Section 7.4.3.2 requires the preservation of natural features “to the maximum extent feasible.” The subject site includes significant areas of woodlands. The Planning Commission should discuss with the applicant their intention for the preservation of woodlands beyond the tree clearing needed for the proposed streets, utilities, dwelling units and other site improvements.
6. Sidewalks and pathways are not proposed as part of this development. If found to be necessary, the Village may require sidewalks and pathways, whether internal to the site or along Lakeshore Road. Presently, no sidewalks are found within the area, but the village may have future plans for pathway development along Lakeshore Road. (Refer to Section 7.4.3.6)
7. Sheet C-1 of the civil plan set indicates that the cul-de-sac end of the proposed Mary Ann Lane will be a temporary aggregate surface, given that there could be a future road extension making

the cul-de-sac unnecessary. Because the future road extension is uncertain, it is our opinion that the cul-de-sac should be of permanent asphalt construction.

8. As noted earlier, the proposed roads will be private roads owned and maintained by the condominium association. However, both the civil site plan (Sheet CVR) and draft Master Deed (Article VII, (b) and Article IX, (a) and (b)) indicate the owner's intent to convey the roads to the Village in the future. The Village Council should determine whether this is acceptable.
9. The Village Attorney should be asked to review the draft Master Deed and By-Laws prior to approval by the Village Council. Additionally, Section 7.3.3.4 requires the Village Attorney to prepare a Development Agreement which incorporates all standards and conditions of approval for approval by Village Council.
10. The applicant should note the required improvements for all site condominiums, such as the setting of monuments and lot irons, as outlined in Section 3.5.4. The applicant should also note the information that will need to be submitted to the Village prior to the issuance of an occupancy permit for any condominium unit as outlined in Section 3.5.5.

Recommendation

Pending a satisfactory resolution of the above noted items, we recommend approval of the final site plan for the proposed Brown Ridge Estates site condominium.

If you have any questions, please do not hesitate to contact me directly at 313.961.3650 or by e-mail at ayoung@wadetrim.com.

Very truly yours,

Wade Trim Associates, Inc.



Adam C. Young, AICP
Professional Planner

ACY:lkf
LEX 6100-24D
20240130_Brown Ridge Estates Final SPR-Ltr.docx

Wade Trim reviewed the site plan documents for compliance with the Village of Lexington Zoning Ordinance requirements and sound planning principles and provided these comments:

1. The final site plan does not indicate whether entrance signage for the development is proposed. If proposed, separate sign permit review and approval by the Village would be required.

The sign placement is noted on Survey (Lot 1). I will attach a Sign Permit for Greg Brown

Completed (Shown on survey)

2. Section 7.3.3.1.b requires a “separately delineated specification of all deviations from this ordinance with would otherwise be applicable to the uses and development proposed in the absence of this PUD article.” This list has not been provided. It is our understanding that the PUD option was being sought to allow for deviations from the village road construction standards to allow for gravel roads and reduced-size cul-de-sacs. However, Sheet C-1 of the civil plan set shows that the proposed roads will feature asphalt paving and cul-de-sac dimensions which do meet Village road standards.

Greg: Change site plan to show it is gravel, not paved and the cul-de-sac is a 50’ radius. Create a list of deviations. (Note: the cul-de-sac is a deviation.)

Corrected (Supplied deviations document.)

3. Section 7.3.3.1.e requires the applicant to provide a specification of the exterior building materials with respect to the structures proposed in the project. Section 7 of the draft Condominium By-Laws includes basic information related to the minimum size and character of proposed dwelling units. The Planning Commission should review this information and determine whether this is acceptable.

Greg: Be more specific on materials to be used on the outside of the homes.

Corrected (We spoke about this and will follow the ordinances as it pertains to exterior materials).

4. Sheet 2 of the Condominium Plan shows the proposed minimum front, side, and rear yard setbacks for each of the proposed units. The minimum front, side and rear yard distances are difficult to read (the text is cut-off). The site plan should be corrected to clearly state the minimum required yard setbacks. (Refer to Section 4.11 of the Zoning Ordinance for the minimum yard setbacks required for the R-1 District.)

Greg: Show the setbacks more clearly on the drawing.

Corrected (Drawing Supplied)

5. Section 7.4.3.2 requires the preservation of natural features “to the maximum extent feasible.” The subject site includes significant areas of woodlands. The Planning Commission should discuss with the applicant their intention for the preservation of woodlands beyond the tree clearing needed for the proposed streets, utilities, dwelling units and other site improvements.

This was previously discussed with the applicant, and he plans to preserve as much of the woodlands as possible.

6. Sidewalks and pathways are not proposed as part of this development. If found to be necessary, the Village may require sidewalks and pathways, whether internal to the site or along Lakeshore Road. Presently, no sidewalks are found within the area, but the village may have future plans for pathway development along Lakeshore Road. (Refer to Section 7.4.3.6)

***Planning Commission: Possibly propose that if future development goes up Lakeshore Rd., the developer installs a sidewalk or pathway along Lakeshore by their property.**

7. Sheet C-1 of the civil plan set indicates that the cul-de-sac end of the proposed Mary Ann Lane will be a temporary aggregate surface, given that there could be a future road extension making the cul-de-sac unnecessary. Because the future road extension is uncertain, it is our opinion that the cul-de-sac should be of permanent asphalt construction.

Greg: Remove the edge of pavement reference on C-1 because it wasn't to be paved.

Corrected (Drawing Supplied)

8. As noted earlier, the proposed roads will be private roads owned and maintained by the condominium association. However, both the civil site plan (Sheet CVR) and draft Master Deed (Article VII, (b) and Article IX, (a) and (b)) indicate the owner's intent to convey the roads to the Village in the future. The Village Council should determine whether this is acceptable.

***Village Council question.**

9. The Village Attorney should be asked to review the draft Master Deed and By-Laws prior to approval by the Village Council. Additionally, Section 7.3.3.4 requires the Village Attorney to prepare a Development Agreement which incorporates all standards and conditions of approval for approval by Village Council.

***This is underway. and will be supplied**

10. The applicant should note the required improvements for all site condominiums, such as the setting of monuments and lot irons, as outlined in Section 3.5.4. The applicant should also note the information that will need to be submitted to the Village prior to the issuance of an occupancy permit for any condominium unit as outlined in Section 3.5.5.

Greg: This is just a future note.

Brown Builders & Contracting Inc.
6836 Wiltsie Rd
Lexington, MI, 48450
gregorybrown3695@sbcglobal.net
810-359-5309

2-5-2024

Village of Lexington Planning Commission
7227 Huron Ave
Lexington, MI, 48450

Subject: Request for Deviation - Cul-de-sac Radius

Dear Village of Lexington Planning Commission,

I am writing to formally request a deviation from the Village planning regulations regarding the required cul-de-sac radius. Our proposed development project, Brown Ridge Estates, is currently in the planning phase, and after careful consideration, we believe that a deviation from the standard 66 ft radius for the cul-de-sac is necessary for the following reasons:

Maximizing Green Spaces:

Deviating from the prescribed radius will allow us to preserve more green spaces within the development. This aligns with our commitment to sustainable and environmentally friendly urban planning, contributing to the overall well-being of the community.

The proposed 50 ft radius still adheres to safety standards and guidelines. Our comprehensive traffic impact assessment demonstrates that the deviation will not compromise the safety and functionality of the cul-de-sac.

Architectural Harmony:

A 50 ft radius will enhance the architectural harmony and aesthetic appeal of the cul-de-sac, creating a more cohesive and visually pleasing environment for residents.

We understand the importance of adherence to planning regulations and assure the Planning Commission that the requested deviation will not compromise the overall integrity of the development. We are committed to maintaining the highest standards in our project while addressing the unique challenges presented by the site.

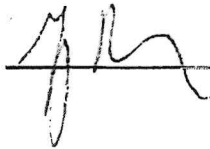
We have attached a detailed plan highlighting the proposed deviation and its impact on the overall site layout. We are also open to scheduling a meeting with the Planning Commission to

provide additional information and address any concerns that may arise during the review process.

Thank you for your time and consideration of this request. We look forward to your guidance and approval for the proposed deviation.

Sincerely,

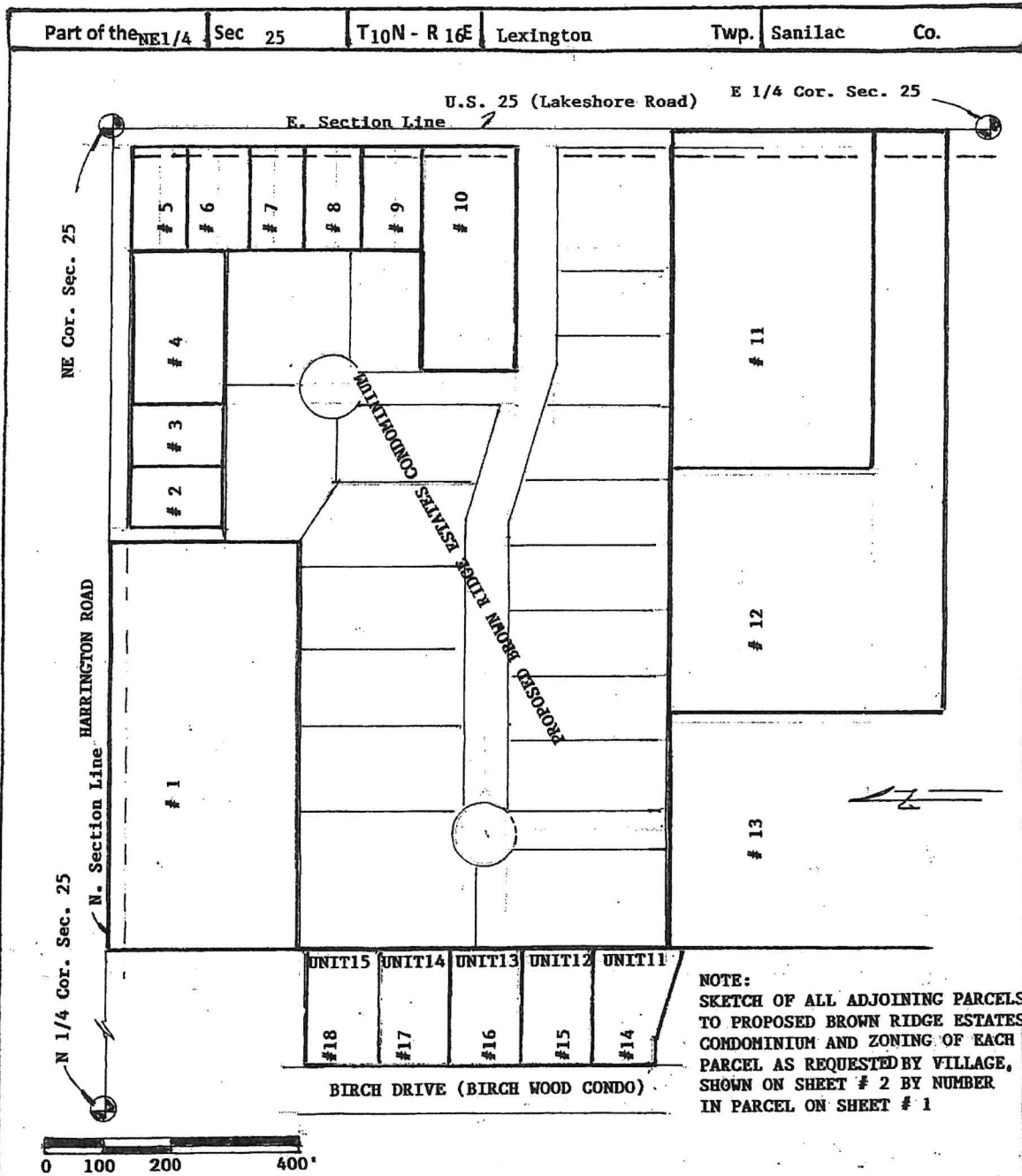
Greg Brown
Developer- Brown Ridge Estates
Brown Builders & Contracting Inc.



PROJECT NO.
2024-186

Client Brown Builders and Contracting
Street 8635 Wiltsie Road
City Lexington Michigan 48450

CERTIFICATE OF SURVEY



NOTE:
SKETCH OF ALL ADJOINING PARCELS
TO PROPOSED BROWN RIDGE ESTATES
CONDOMINIUM AND ZONING OF EACH
PARCEL AS REQUESTED BY VILLAGE,
SHOWN ON SHEET # 2 BY NUMBER
IN PARCEL ON SHEET # 1

<p>Legend</p> <ul style="list-style-type: none"> ○ Set Iron Bar ● Found Iron Bar ■ Set Conc Monu □ Found Conc Monu △ Set Line Stake "R" Recorded "M" Measured 	<p>JOHN A MILLETICS P.S. 37 E. Sanilac Sandusky Michigan 48471 Phone 810 648 - 3440 Fax 810 648 9818 E. Mail johnmilletics@msn.com</p>	<p>I hereby certify that I have surveyed and mapped the above or attached described parcels of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P. A. 1970</p> <p style="text-align: center;"><i>John A. Milletics</i></p>
<p>DATE 01-15-24 DN JM CK JM Sheet 1 of 2 Scale: 1" = 200' JOHN A MILLETICS #4001025859</p>		

PROJECT NO.

2023-186


Client Brown Builders and Contracting
 Street 8635 Wiltsie Road
 City Lexington, Michigan 48450


CERTIFICATE OF SURVEY

Part of the NE1/4	Sec 25	T10N - R16 E	Lexington	Twp. Sanilac	Co.
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LEGEND TO SHEET # 1	PARCEL OWNER	TAX ID NUMBER	ZONING
PARCEL # 1	KOSAL	150-025-100-030-00	R - 1
PARCEL # 2	BRAZEEL	150-160-000-018-01	R - 1
PARCEL # 3	BROWN	150-160-000-018-00	R - 1
PARCEL # 4	WEBB	150-160-000-011-11	R - 1
PARCEL # 5	CRAFT	150-160-000-010-00	R - 1
PARCEL # 6	FOCKER	151-160-000-005-00	R - 1
PARCEL # 7	DICKERSON	151-160-000-007-00	R - 1
PARCEL # 8	CLARK	151-160-000-004-00	R - 1
PARCEL # 9	PRIEHS	151-160-000-001-00	R - 1
PARCEL # 10	GAY	152-025-100-020-02	R - 1
PARCEL # 11	POWELL	150-025-100-040-00	R - 1
PARCEL # 12	DURECKA	152-025-100-050-00	R = 1
PARCEL # 13	EVERGREEN LAND	152-025-100-090-01	R - 1
PARCEL # 14	MCKNIGHT	152-390-100-130-11	R - 1
PARCEL # 15	MCKNIGHT	152-390-100-130-12	R - 1
PARCEL # 16	DAVENPORT	152-390-100-130-13	R - 1
PARCEL # 17	BOYD	152-390-100-130-14	R - 1
PARCEL # 18	BROWN	152-390-100-130-15	R - 1

Please note that the adjoining parcels will be shown on the proposed Condominium as the Plat of the James II Carter Lakeview Subdivision – Birch Wood Condomonium - Unplatted areas.



Legend <input type="radio"/> Set Iron Bar <input checked="" type="radio"/> Found Iron Bar <input checked="" type="checkbox"/> Set Conc Monu <input type="checkbox"/> Found Conc Monu <input type="checkbox"/> Set Line Stake "R" Recorded "M" Measured	JOHN A MILLETICS P.S. 37 E. Sanilac Sandusky Michigan 48471 Phone 810 648 - 3440 Fax 810 648 9818 E. Mail johnmilletics@msn.com	I hereby certify that I have surveyed and mapped the above or attached described parcels of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P. A. 1970 <div style="text-align: center; margin-top: 10px;">  </div>
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DATE 01-15-24	DN JM	CK JM	Sheet 2 of 2	Scale: 1" = NA	JOHN A MILLETICS #4001025859
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SANILAC COUNTY
CONDOMINIUM SUBDIVISION

EXHIBIT B TO MASTER DEED

Attention County Register of Deeds

The Condominium Subdivision Plan number must be assigned in consecutive sequence when a number had been assigned to this project, it must be properly shown in the title and the various certificates on this sheet and on sheet 2

BROWN RIDGE ESTATES CONDOMINIUM

PART OF THE NE 1/4 SECTION 25
T10N-R16E VILLAGE OF LEXINGTON MICHIGAN

DESCRIPTION

Commencing at the NE Corner of Section 25 T10N-R16E, Village of Lexington, Sanilac County Michigan, Thence S03°57'50"W 633.00 feet along the E. Section Line to the Point of Beginning RUNNING THENCE S03°57'50"W 250.50 feet along the E. Section Line, Thence N86°28'00"W 1312.19 feet, Thence N04°06'26"E 583.52 feet, Thence S86°28'00"E 640.00 feet, Thence N04°06'26"E 107.00 feet, Thence S86°28'00"E 477.46 feet, Thence S03°57'50"W 290.00 feet, Thence N86°28'00"W 202.00 feet, Thence S03°57'50"W 150.00 feet, Thence S86°28'00"E 395.00 feet to the Point of Beginning and containing 16.569 acres more or less.

SURVEYORS CERTIFICATE

I John A Millettics License Land Surveyor of the State of Michigan hereby certify that the subdivision plan NO ___ as shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments upon the lands and property herein described. That the required monuments and Irons markers have been located in the ground as required by rules promulgated under section 142 of act number 59 of the public acts of 1978, as amended that the bearing as shown, are noted on the survey plan as required by the rules promulgated under section 142 of act number 59 of the public acts of 1978 as amended.

INDEX

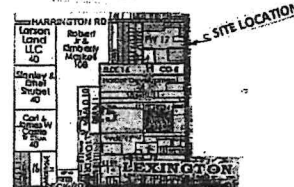
1. Title Page
2. Survey Plan - Utility Plan
3. Site Plan
4. Coordinate Points - Curve Data
Unit Area - Unit Elevation Table

DEVELOPER
BROWN BUILDERS AND CONTRACTING
6836 WILTSIE ROAD
LEXINGTON MICHIGAN 48450
1 810 334 9862

SURVEYOR
JOHN A MILLETICS P. S.
37 E SANILAC
SANDUSKY MICHIGAN 48471
1 810 648 3440



LOCATION MAP

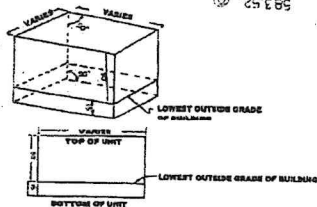
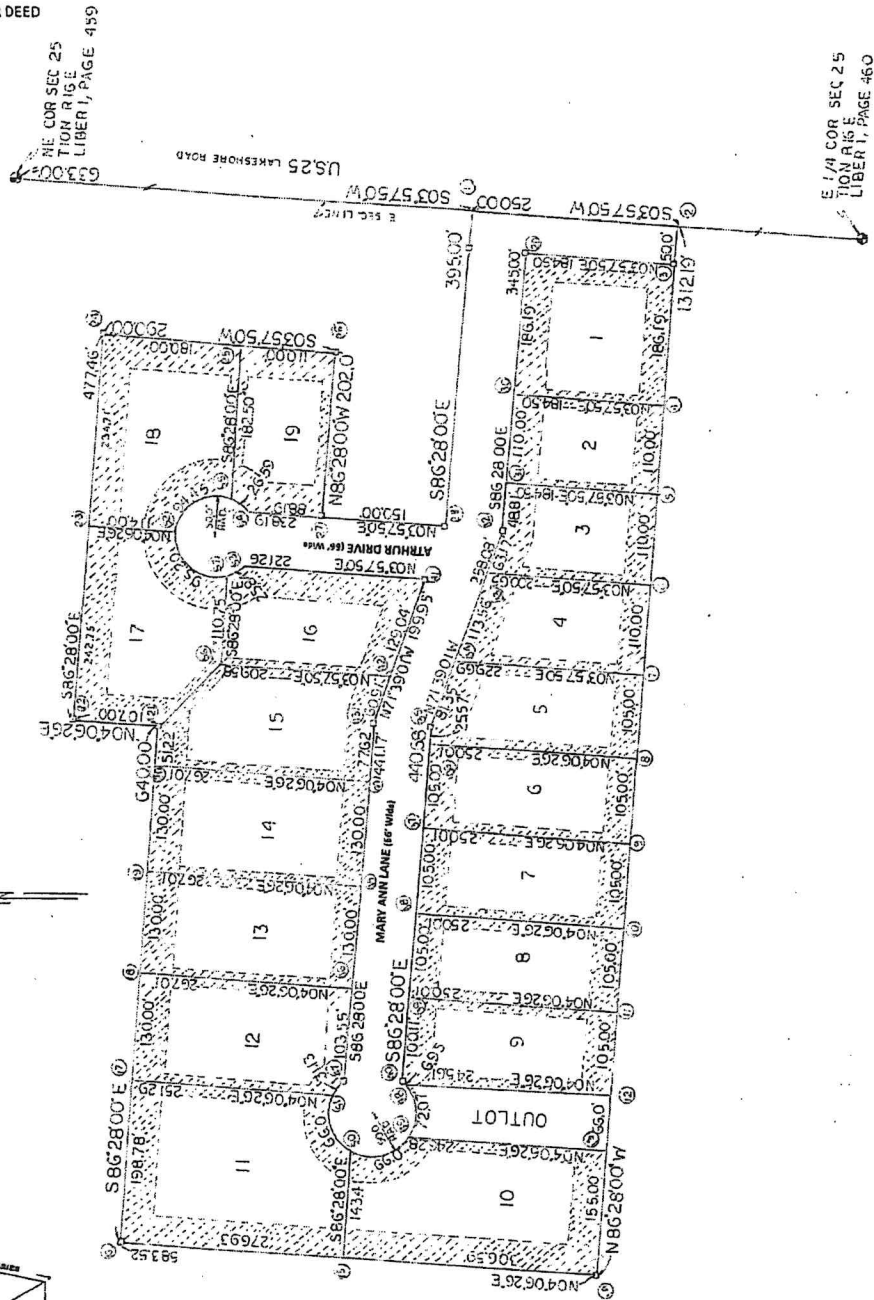


Legend - Set Iron Bar - Set Iron Stake - Set Concrete Monument - Set Wood Stake - Set Iron Stake - Set Iron Stake - Set Iron Stake - Set Iron Stake	JOHN A. MILLETICS P.S. 37 E. SANILAC SANDUSKY MICHIGAN 48471 Phone 810 648-3440 Fax 810 648-3440 E-Mail: jmillettics@earthlink.net	I hereby certify that I have surveyed and mapped this plan and attached documents pursuant to law and that the same are in full compliance with section No. 3 Act 121 P. A. 1978.
DATE 12-12-23	Drawn by J. A. Millettics	Scale: 1" = 40'
Sheet 1 of 4	Scale: 1" = 40'	JOHN A. MILLETICS REGISTERED

SANILAC COUNTY
CONDOMINIUM SUBDIVISION

BROWN RIDGE ESTATES CONDOMINIUM
Part of the NE 1/4 Section 25 T10N-R15E Village of Lexington

EXHIBIT B TO MASTER DEED



UNITED COMMONS AREA TO INCLUDE
THE FOLLOWING:
1. AREA SHOWN WITH LINE ADJACENT TO THE FRONT
UNIT LINE.
2. AREA SHOWN WITH LINE ADJACENT TO THE REAR
UNIT LINE.
3. AREA SHOWN WITH LINE ADJACENT TO THE REAR
UNIT LINE.

NOTES:
ALL UNITS NEED NOT BE BUILT
○ DENOTES COORDINATE POINT NUMBERS

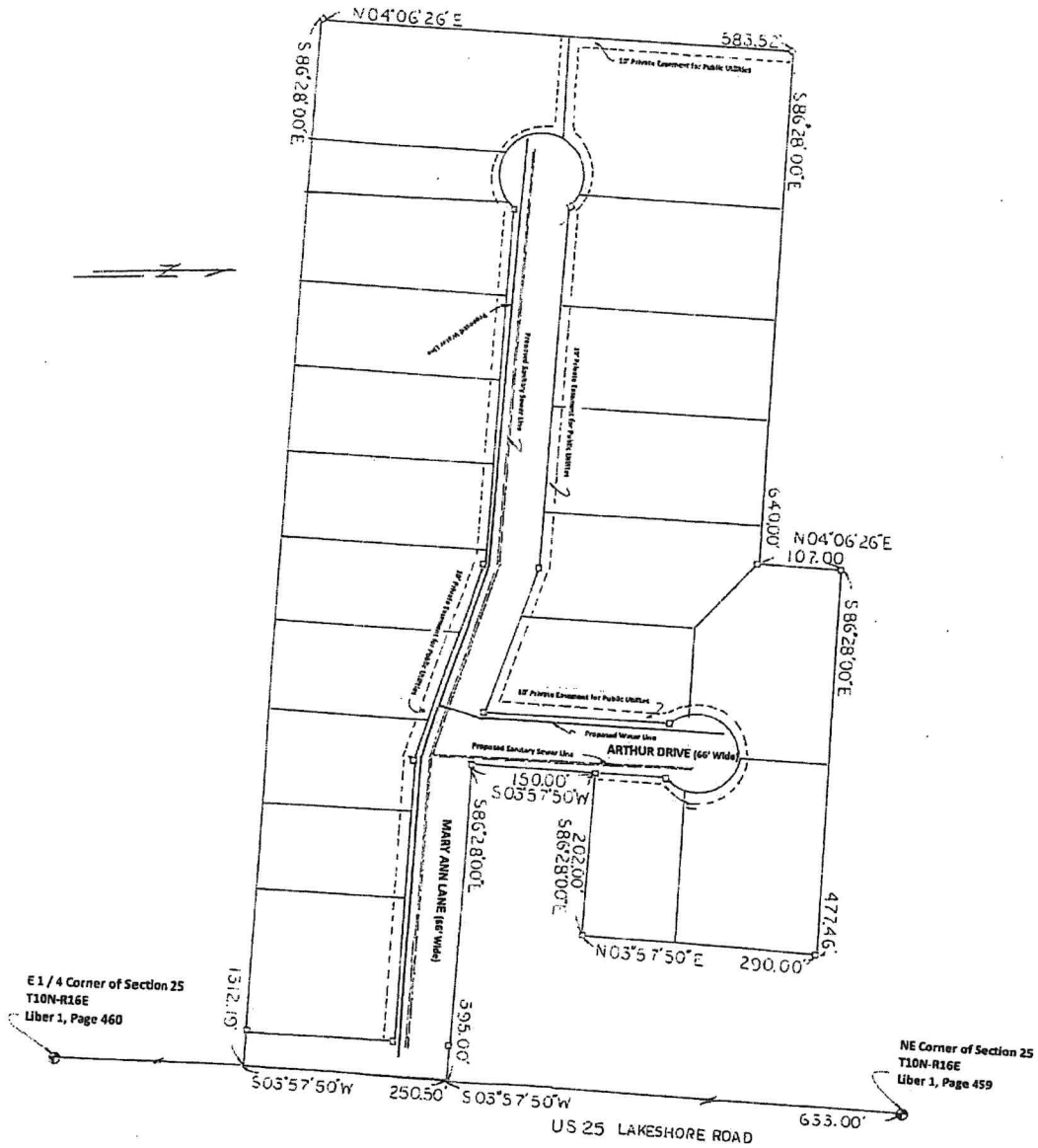
UNITED COMMONS AREA



<p>Legend</p> <p>○ Set Iron Bar</p> <p>● Found Iron Bar</p> <p>■ Set Concrete Monument</p> <p>□ Found Concrete Monument</p> <p>△ Set Line Stake</p> <p>△ Found Line Stake</p> <p>△ Set Monument</p> <p>△ Found Monument</p>	<p>JOHN A. MAREK P.S.</p> <p>27 E. Sanilac</p> <p>Grandville Michigan 48847</p> <p>Phone 937 642-3443</p> <p>Fax 937 642-3918</p> <p>E-Mail jmarek@earthlink.net</p>	<p>I hereby certify that I have surveyed and mapped the above as stated described parcels of land and the error of closure is not greater than 1 in 1000 so that survey is in full compliance with section No. 8 Act 311 P. A. 1979</p> <p>SURVEY PLAN - UTILITY PLAN</p>
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Sanilac County
 Condominium Subdivision
 Plan No. _____
 Exhibit B to Master Deed of

BROWN RIDGE ESTATES CONDOMINIUM
 Part of the NE 1/4 Section 25 T10N-R16E Village of Lexington



E 1/4 Corner of Section 25
 T10N-R16E
 Liber 1, Page 460

NE Corner of Section 25
 T10N-R16E
 Liber 1, Page 459



Legend [Symbol] Set Iron Bar [Symbol] Found Iron Bar [Symbol] Set Concrete Marker [Symbol] Found Concrete Marker [Symbol] Set Line Stake [Symbol] Not Surveyed	JOHN A. MELLETT'S P.S. 37 E. Sanilac Sandusky Michigan 44847 Phone: 616-646-1600 Fax: 616-646-0618 E-Mail: jamm@sanilac.com	I hereby certify that I have surveyed and mapped the above or attached described parcels of land that the error of closure is not greater than 1 in 5000 or that I have surveyed in full compliance with section 10-1 and 10-2 P.A. 1975.
Date: 11-11-2009 Project: Brown Ridge Estates Volume: 1 of 2 Order: 11-11-2009 John A. Mellett's Professional Seal	SITE PLAN	

Sandwich County
Condominium Subdivision
Plan No. _____

Exhibit B to Master Deed of

BROWN RIDGE ESTATES CONDOMINIUM
Part of the NE 1/4 Section 25 T10N-R15E Village of Lexington

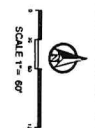
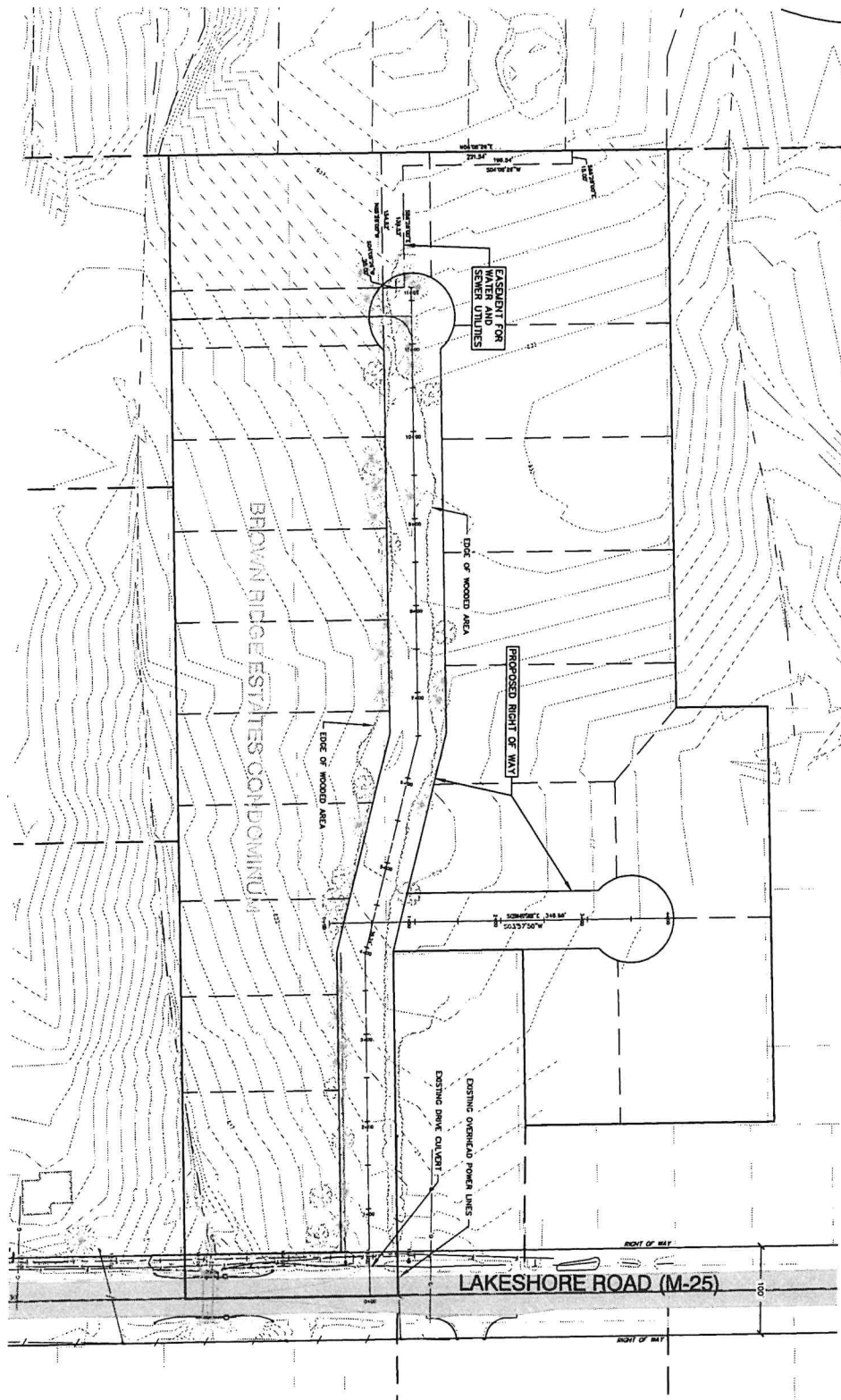
PT NO.	NORTH	EAST	UNIT NO.	SQUARE FEET	ACREAGE	UNIT NO.	Finished Grade	Lowest Finished
#1	2005.81	1004.34	#1	34351	0.789	#1	612.00	622.00
#2	1911.64	1031.44	#2	20294	0.466	#2	623.50	623.50
#3	1913.02	1031.34	#3	20789	0.477	#3	625.50	625.50
#4	1923.02	1031.50	#4	22072	0.507	#4	627.00	627.00
#5	1927.18	1041.21	#5	25403	0.583	#5	628.50	628.50
#6	1934.06	1031.91	#6	26302	0.604	#6	628.00	628.00
#7	1934.06	1042.13	#7	25302	0.604	#7	629.50	629.50
#8	1937.23	1031.33	#8	26302	0.604	#8	631.00	631.00
#9	1942.79	1031.83	#9	26289	0.604	#9	632.00	632.00
#10	1947.11	1031.71	#10	46736	1.072	#10	635.00	635.00
#11	1947.11	1031.84	#11	53902	1.237	#11	635.00	635.00
#12	1948.38	1031.71	#12	34502	0.792	#12	632.00	632.00
#13	1948.38	1031.23	#13	34709	0.797	#13	631.00	631.00
#14	1948.38	1031.24	#14	34709	0.797	#14	628.50	628.50
#15	1948.38	1031.24	#15	33755	0.775	#15	628.00	628.00
#16	1948.38	1031.24	#16	28107	0.645	#16	626.00	626.00
#17	1948.38	1031.24	#17	37840	0.868	#17	625.00	625.00
#18	1948.38	1031.24	#18	39514	0.907	#18	625.00	625.00
#19	1948.38	1031.24	#19	22061	0.506	#19	627.00	627.00

CURVE DATA

CURVE UNIT NO.	RADIUS	LENGTH	LONG CHORD
#9	50.00'	6.35'	548°43'18"W 6.34'
OUTLET	50.00'	72.07'	115°23'49"W 68.00'
#10	50.00'	66.00'	100°47'17"W 61.30'
#11	50.00'	66.00'	161°47'33"E 61.30'
#12	50.00'	31.43'	133°36'11"E 30.62'
#16	50.00'	35.84'	173°36'00"W 31.51'
#17	50.00'	95.10'	119°23'02"E 81.46'
#18	50.00'	51.45'	271°53'07"E 81.02'
#19	50.00'	76.33'	137°38'09"W 76.28'

<p>Legend</p> <p>○ Set Iron Nail</p> <p>⊗ Found Iron Nail</p> <p>⊕ Set Corner Marker</p> <p>□ Found Corner Marker</p> <p>⊕ Set Line Mark</p> <p>⊕ Set Boundary</p> <p>⊕ Set Monument</p>	<p>JOHN A. MILLER & P.S.</p> <p>37 E. Sandusky</p> <p>Sandusky, Michigan 44870</p> <p>Phone: 616 648-3440</p> <p>Fax: 616 648-3613</p> <p>E-Mail: jmill@millersurvey.com</p>	<p>I hereby certify that I have surveyed and mapped the above described property and that the survey is in full compliance with section 240.3 of the Michigan Surveying Act, 1975.</p> <p>COORDINATE POINTS - CURVE DATA</p> <p>Survey conducted on: 10/10/2011</p>
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BROWN DEVELOPMENTS PROPERTY SOILS CONDITIONS



VILLAGE of LEXINGTON
UTILITY IMPROVEMENTS
BROWN PROPERTIES
EXISTING CONDITIONS

DATE	REVISIONS	BY	DATE
01/16/24	Village Cond	DRAWN SRW	3-2021
		APPROVED CGT	
		CONFORMING TO CONSTRUCTION RECORDS	

-34-

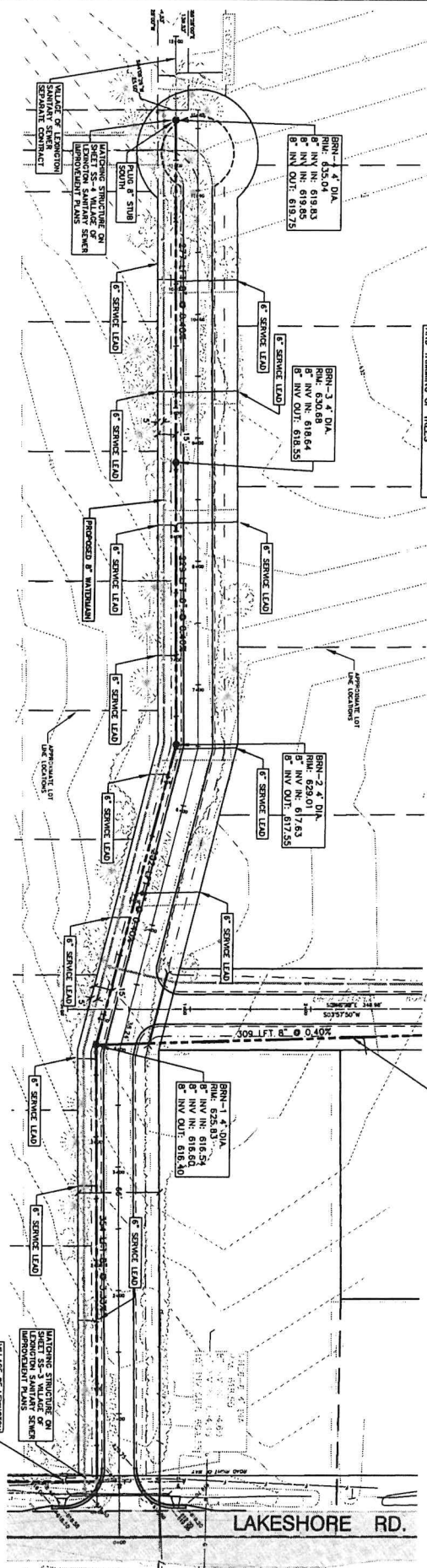
T Townley Engineering, LLC
 12720 S. C. Road
 Friesland, Michigan 48823 (517) 404-2216 Sandusky, Michigan 48871
 119 E. Sandusky Ave.
 Suite 2
 Sandusky, Michigan 48871
 THROUGH FAITH ALL THINGS ARE POSSIBLE

SCALE
1" = 50'
 FILE NUMBER
21-001
 SHEET NUMBER
2

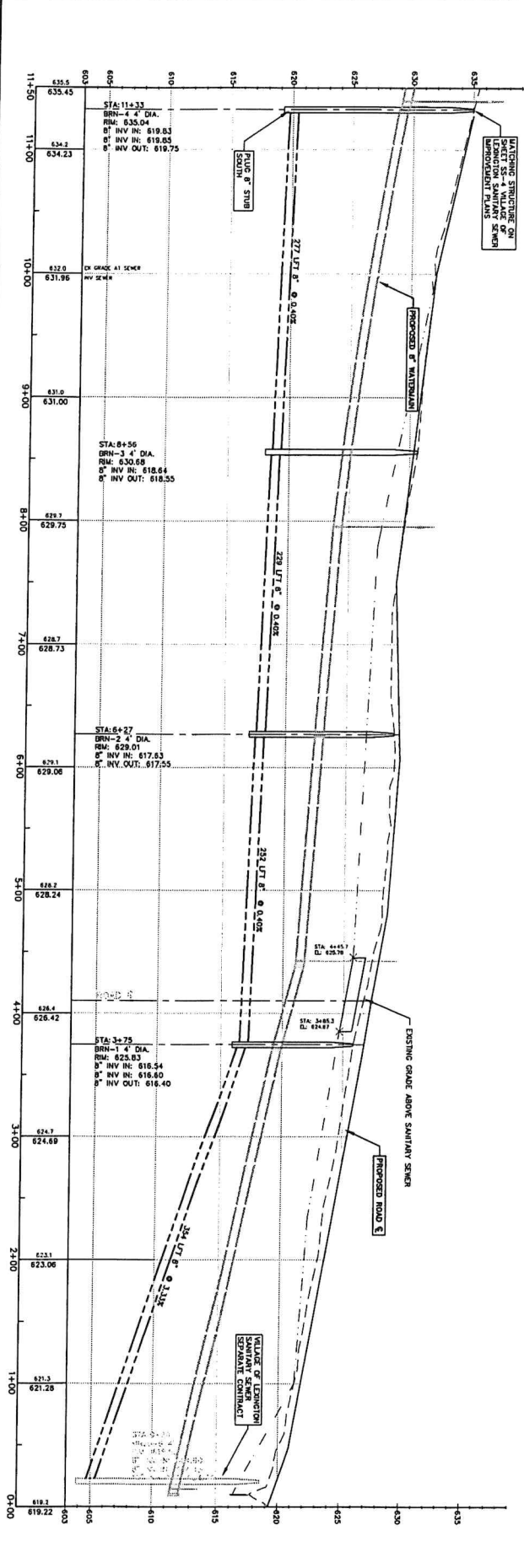


BROWN DEVELOPMENT

OWNER TO APPROVE ALL REMOVAL AND TRIMMING OF TREES



BROWN LANE AS SHOWN ON PRELIMINARY PLAT -- BROWN ESTATES



VILLAGE of LEXINGTON UTILITY IMPROVEMENTS PLAN AND PROFILE SHEET BROWN DEVELOPMENT

DATE:	REVISIONS	BY:	DATE:
01/17/22	EGLE Submit	DRAWN	3-2021
03/02/23	WhitneyDr	APPROVED	CGT
01/16/24	Village Cond	CONFORMING TO CONSTRUCTION	

Townley Engineering, LLC

12725 Scott Road
Frederick, Michigan 48623 (517) 404-2266
Sandyway, Michigan 48741

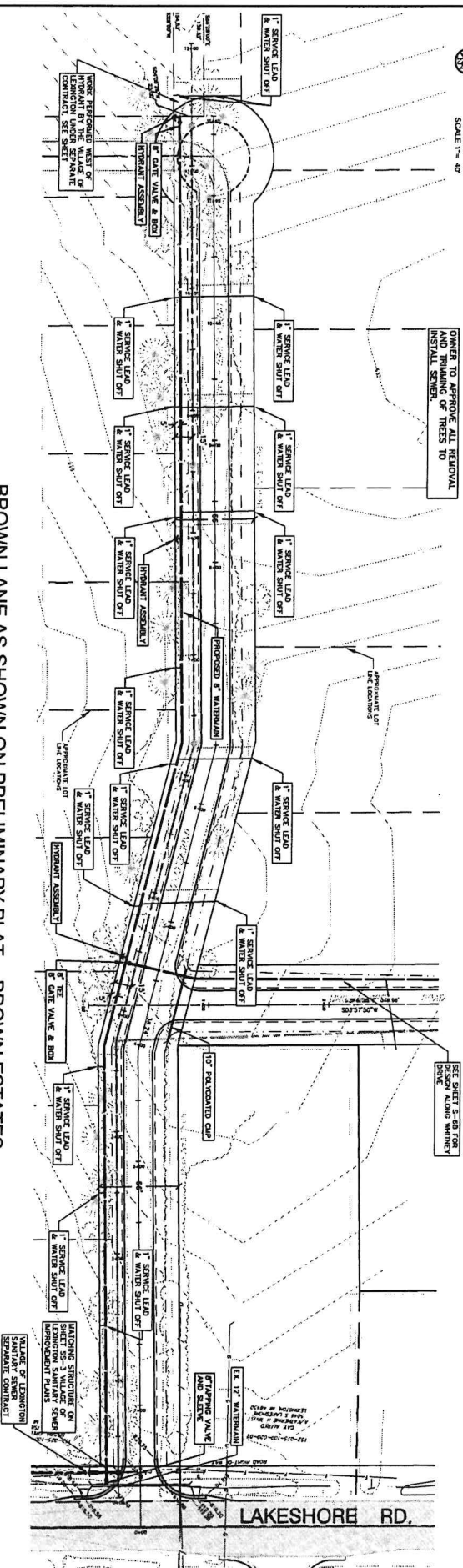
118 E. Garden Ave.
Suite 200
Sandyway, Michigan 48741

THROUGH FAITH ALL THINGS ARE POSSIBLE

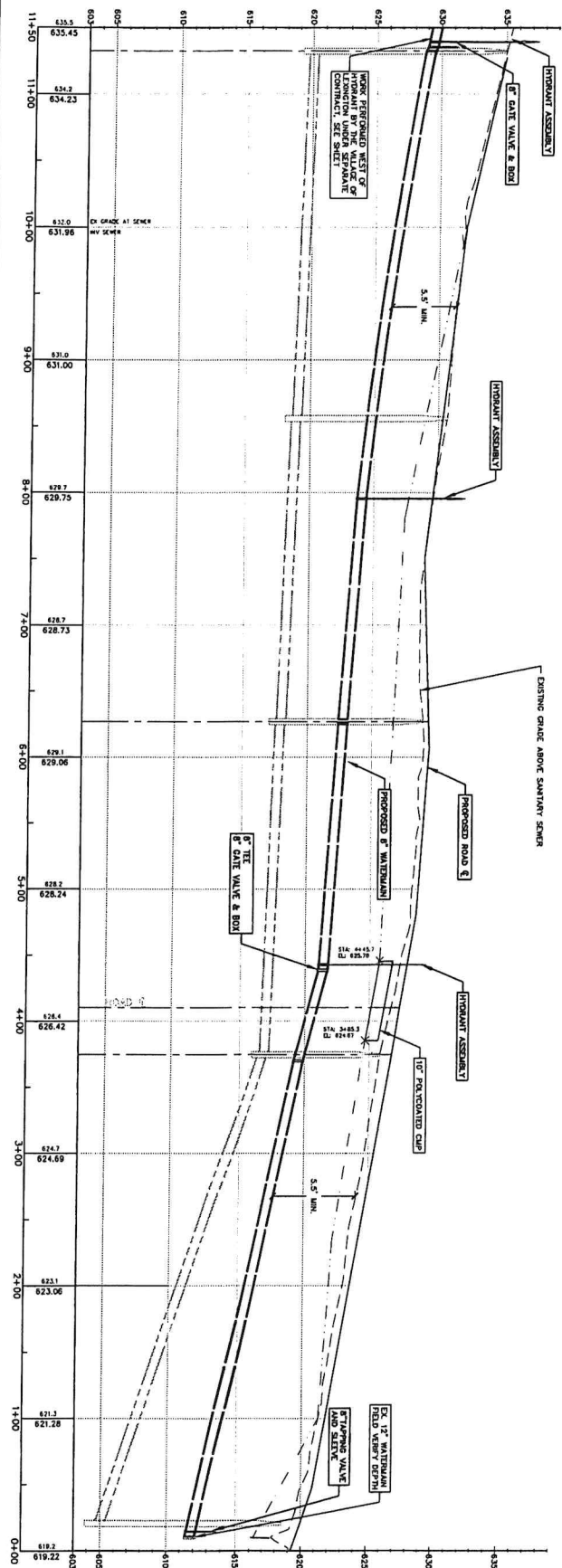
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FILE NUMBER	21-001
SHEET NUMBER	S-6



BROWN DEVELOPMENT



BROWN LANE AS SHOWN ON PRELIMINARY PLAT -- BROWN ESTATES



VILLAGE of LEXINGTON WATERMAIN IMPROVEMENTS PLAN AND PROFILE SHEET BROWN DEVELOPMENT

SCALE	1" = 40'
FILE NUMBER	21-0011W
SHEET NUMBER	WM-1

DATE	REVISIONS	BY	DATE
01/17/22	EGLE Subm	DRAWN	SRW 3-2021
03/02/23	WhitneyDr	APPROVED	CGT
01/16/24	Village Cond	CONFORMING TO CONSTRUCTION	SEPARATE CONTRACT

Townley Engineering, LLC

118 E. Sandusky Ave.
18720 Scott Road
Friesland, Michigan 48823 (910) 404-2266 Sandusky, Michigan 48872

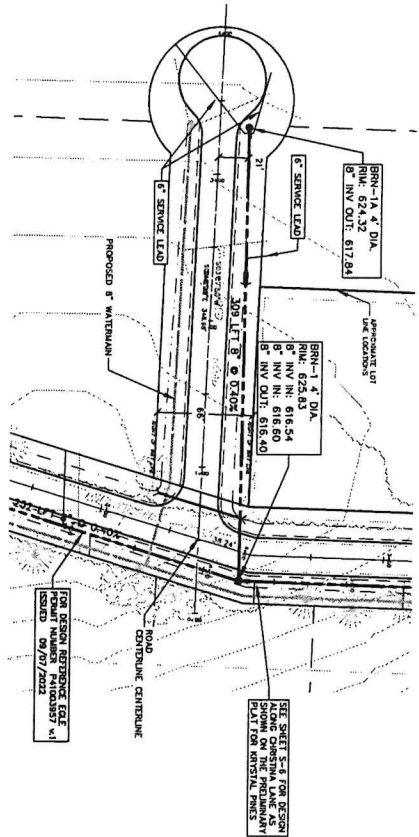
THROUGH FAITH ALL THINGS ARE POSSIBLE



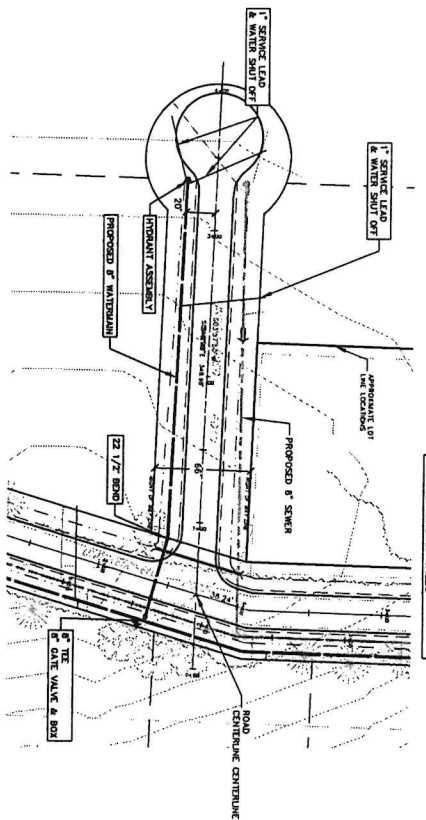
SCALE 1" = 40'

OWNER TO APPROVE ALL REMOVAL AND TRIMMING OF TREES

BROWN DEVELOPMENT

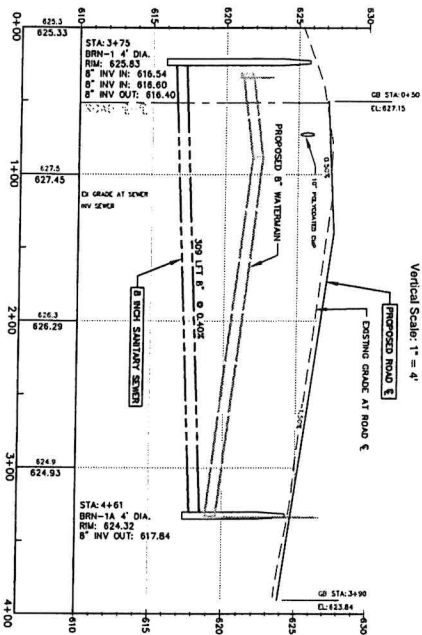


OWNER TO APPROVE ALL REMOVAL AND TRIMMING OF TREES

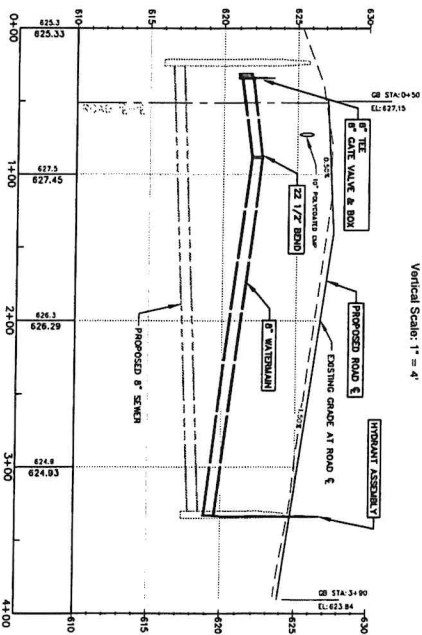


MARYANN DRIVE AS SHOWN ON PRELIMINARY PLAT -- BROWN ESTATES

Vertical Scale: 1" = 4'




Vertical Scale: 1" = 4'



VILLAGE of LEXINGTON UTILITY IMPROVEMENTS PLAN AND PROFILE SHEET BROWN DEVELOPMENT

SCALE
1" = 40'
FILE NUMBER
21-001
SHEET NUMBER
SW 2

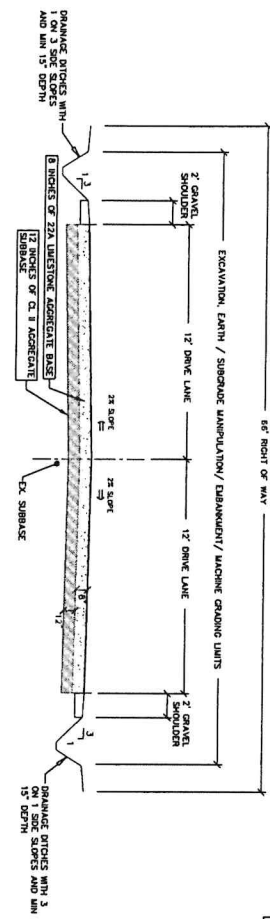
DATE:	REVISIONS	BY:	DATE:
01/17/22	EGL Submil	DRAWN	SRW 3-2021
03/02/23	WhitneyDr	APPROVED	CGT
01/16/24	Village Cond	CONFORMING TO	CONSTRUCTION
		REPAIRS	



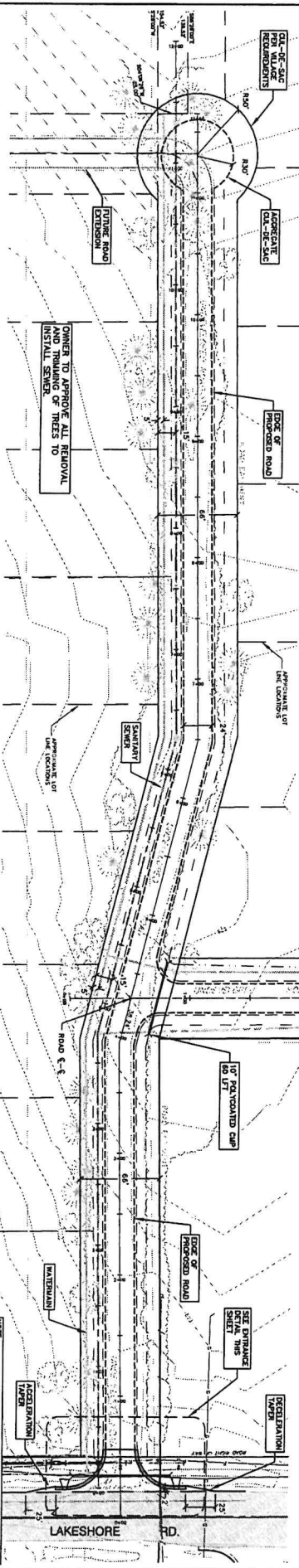
Townley Engineering, LLC
119 E. Sander Ave.
Suite 2
Frederick, Michigan 48723 (810) 404-2266 Sanderby, Michigan 48881
THROUGH FAITH ALL THINGS ARE POSSIBLE



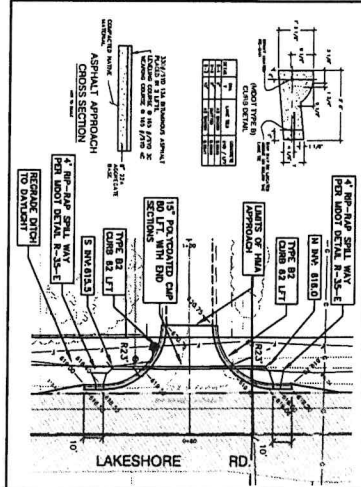
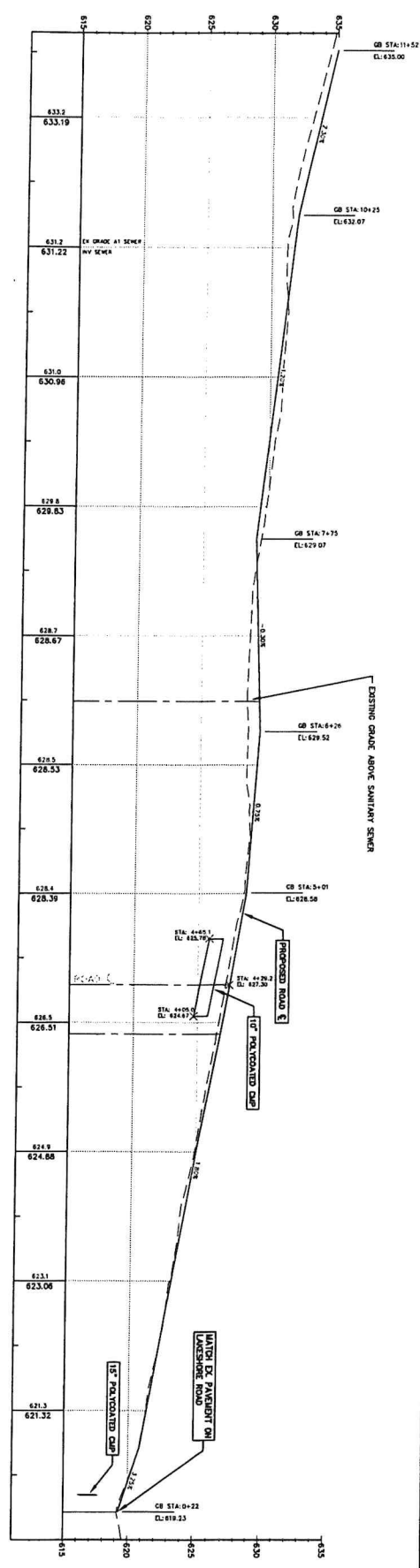
TYPICAL ROAD CROSS SECTION



BROWN DEVELOPMENTS



BROWN LANE AS SHOWN ON PRELIMINARY PLAT -- BROWN RIDGE ESTATES



NOTE: WHEN WORKING ALONG STATE HIGHWAY R-25 MOUNTAIN 110-18-00-25 TYPICAL DETAILS OR 12007-24-(R)

VILLAGE of LEXINGTON
ROAD IMPROVEMENTS
ROAD PLAN AND PROFILE SHEET
BROWN DEVELOPMENT

DATE:	REVISIONS	BY:	DATE:
01/17/23	EGLE Submitt	DRAWN	3-2021
03/02/23	WhitneyDr	APPROVED	CGT
01/16/24	Village Conc	CONFORMING TO CONSTRUCTION RECORDS	

Townley Engineering, LLC

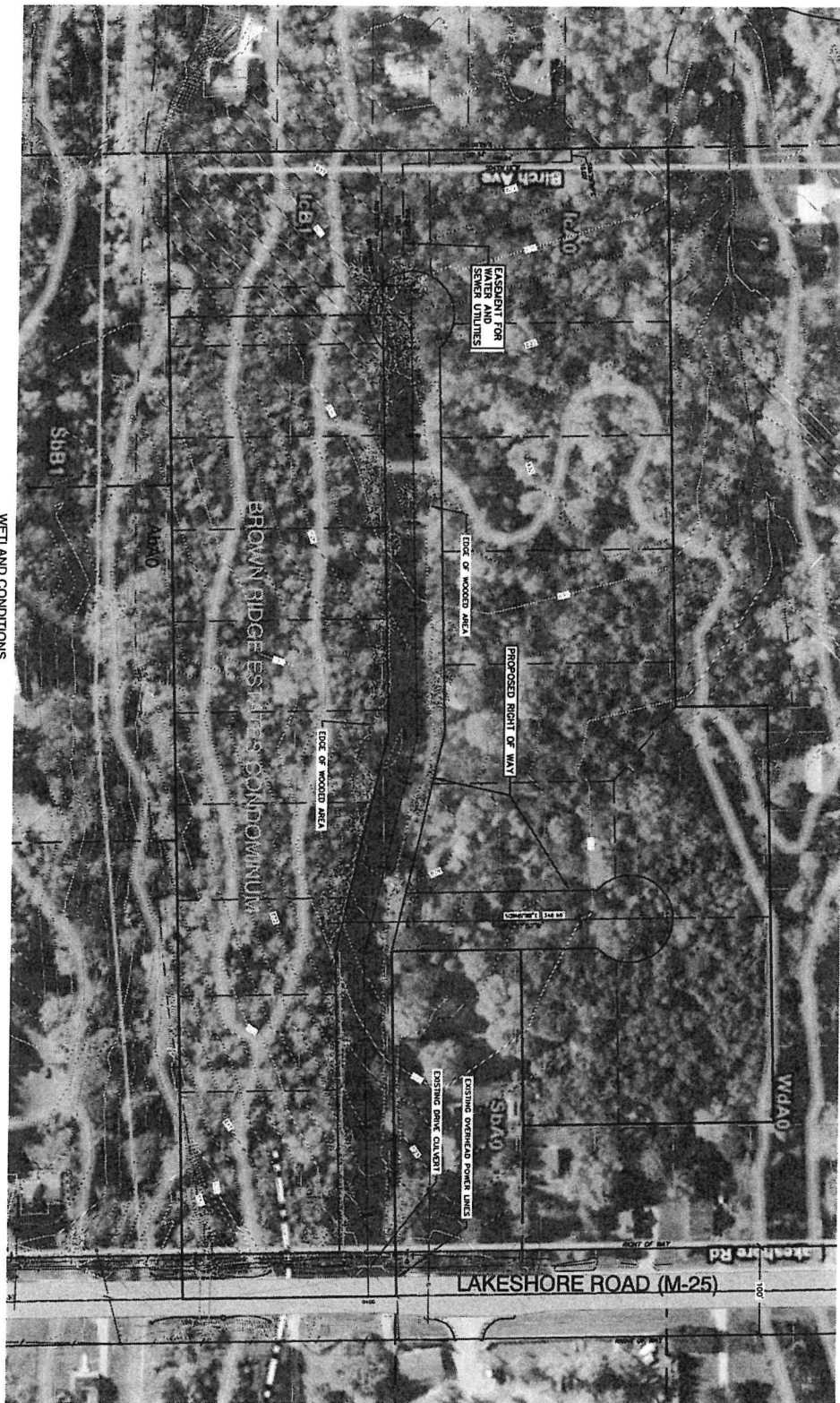
12770 Scott Road
Fond du Lac, WI 54601
(810) 404-2216

119 E. Seward Ave.
Suite 202
Sandy, WI 54681
(920) 841-1111

THROUGH FAITH ALL THINGS ARE POSSIBLE

SCALE
1" = 40'
SHEET NUMBER
21-001W
SHEET NUMBER
C-1

BROWN DEVELOPMENTS PROPERTY SOILS & WETLAND CONDITIONS



WETLAND CONDITIONS

Wetlands as identified on the soil and water maps: NONE

Soils & A&A: These approximate areas are shown as "SOIL AREA WHICH INCLUDE WETLAND SOIL" on the ECL wetlands map view mobile.

SOILS CONDITIONS

Soils: Shows and lists the soil types 0 to 2 percent slope:

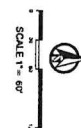
IcA0: loess sandy loam and coarse loamy sand 0 to 2 percent slope

IcB1: loess sandy loam and coarse loamy sand 2 to 7 percent slope

SbB1: Swathes and loess fine sandy loams 2 to 7 percent slope

A&A0: Alluvial loess, poorly drained loams, 0 to 2 percent slope

WdA0: Well-drained sandy loam and loam, 0 to 2 percent slope



VILLAGE of LEXINGTON
UTILITY IMPROVEMENTS
BROWN PROPERTIES
SOILS AND WETLAND INFORMATION

DATE:	REVISIONS	BY:	DATE:
01/16/24	Village Cond	DRAWN SRW	3-2021
		APPROVED CGT	
		CONFORMING TO CONSTRUCTION SCENARIOS	

T

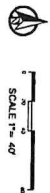
Townley Engineering, LLC

17777 Scott Road
Farmington, Michigan 48333 (810) 404-2266 Sandusky, Michigan 44871

118 E. Sandusky Ave.
Suite 2
Sandusky, Michigan 44871

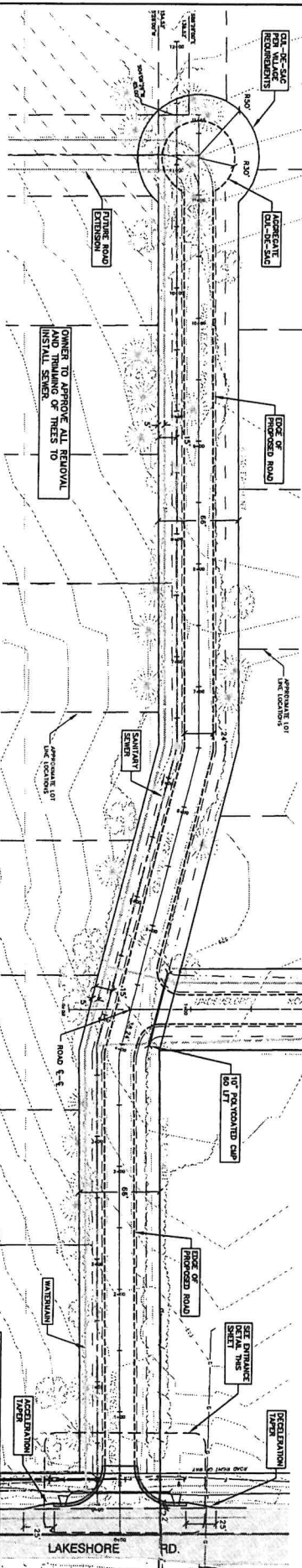
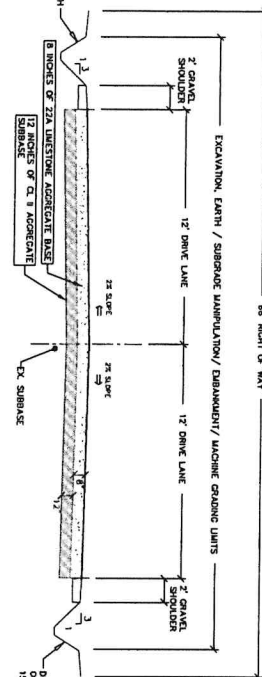
THROUGH FAITH ALL THINGS ARE POSSIBLE

SCALE	1" = 50'
FILE NUMBER	21-001
SHEET NUMBER	C-2

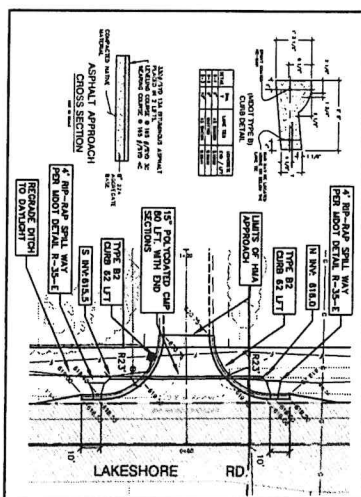
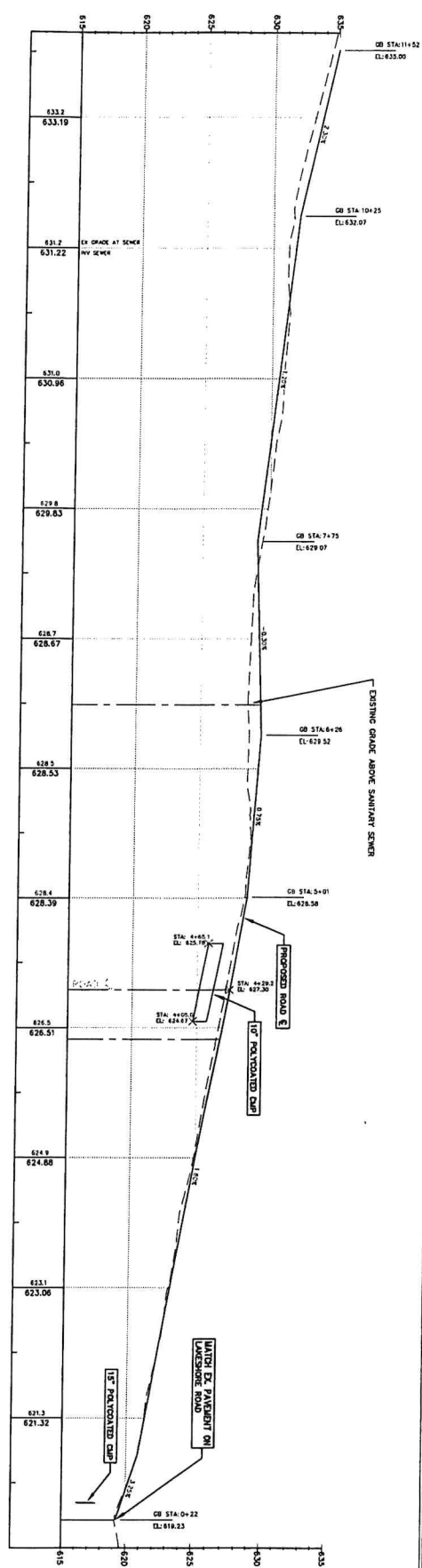


TYPICAL ROAD CROSS SECTION

BROWN DEVELOPMENTS



BROWN LANE AS SHOWN ON PRELIMINARY PLAT -- BROWN RIDGE ESTATES



NOTE: WHEN WORKING ALONG STATE HIGHWAY R-25 MAINTAIN 12-FOOT-5/8\"/>

DATE:	REVISIONS	BY:	DATE:
01/17/22	EGLE Submit	DRAWN	SRW 3-2021
03/02/23	WhitneyDr	APPROVED	CGT
01/16/24	Village Condi	CONFORMING TO CONSTRUCTION REFORMS	

VILLAGE of LEXINGTON
ROAD IMPROVEMENTS
ROAD PLAN AND PROFILE SHEET
BROWN DEVELOPMENT

T Townley Engineering, LLC
17750 Scott Road
Freeland, Michigan 49629 (810) 434-2246
119 E. Seward Ave.
Suite 2
Saginaw, Michigan 48617
THROUGH FAITH ALL THINGS ARE POSSIBLE

SCALE
1" = 40'
FILE NUMBER
21-001W
SHEET NUMBER
C-1

Soil Map—Sanilac County, Michigan
(BrownProperties)

82° 32' 33" W

43° 16' 59" N



43° 16' 59" N

82° 31' 42" W

43° 16' 35" N

82° 32' 33" W

Map Scale: 1:5,240 if printed on A landscape (11" x 8.5") sheet.
0 50 100 200 300 Meters
0 250 500 1000 1500 Feet
Map projection: Web Mercator Corner coordinates: WGS84


































USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/15/2024
Page 1 of 3

7

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		
	Borrow Pit		
	Clay Spot		
	Closed Depression		
	Gravel Pit		
	Gravelly Spot		
	Landfill		
	Lava Flow		
	Marsh or swamp		
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
		Water Features	
			Streams and Canals
		Transportation	
			Rails
			Interstate Highways
			US Routes
			Major Roads
			Local Roads
		Background	
			Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sanilac County, Michigan
Survey Area Data: Version 20, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 11, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbA0	Alluvial land, poorly drained loams, 0 to 2 percent slopes	9.1	6.4%
AdA0	Alluvial land, poorly drained sandy loams, 0 to 2 percent slopes	0.3	0.2%
GeC1	Guelph loam, 6 to 12 percent slopes, slightly eroded	0.0	0.0%
IcA0	Iosco sandy loam and Covert loamy sand, 0 to 2 percent slopes	28.8	20.3%
IcB1	Iosco sandy loam and Covert loamy sand, 2 to 7 percent slopes, slightly eroded	4.3	3.0%
LkA	Londo loam, 0 to 3 percent slopes	20.5	14.4%
MhA1	Melita and Arenac loamy sands, 0 to 2 percent slopes, slightly eroded	6.3	4.4%
SbA0	Saverine and Iosco fine sandy loams, 0 to 2 percent slopes	48.7	34.2%
SbB1	Saverine and Iosco fine sandy loams, 2 to 7 percent slopes, slightly eroded	12.4	8.7%
WcA0	Washtenaw loam and silt loam, 0 to 2 percent slopes	7.1	5.0%
WdA0	Washtenaw sandy loam and loam, 0 to 2 percent slopes	4.8	3.4%
Totals for Area of Interest		142.3	100.0%

User: SHELLY
DB: Village Of Lexi

PERIOD ENDING 01/31/2024

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 01/31/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDT USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 722 - COMMUNITY & ECONOMIC DLEMENT						
101-722-523.000	MEDC GRANT	0.00	0.00	0.00	0.00	0.00
101-722-670.000	SHORT TERM RENTAL	0.00	850.00	50.00	(850.00)	100.00
101-722-671.500	MISC ACCT OF REVENUE	0.00	0.00	0.00	0.00	0.00
Total Dept 722 - COMMUNITY & ECONOMIC DLEMENT		0.00	850.00	50.00	(850.00)	100.00
TOTAL REVENUES		0.00	850.00	50.00	(850.00)	100.00
Expenditures						
Dept 722 - COMMUNITY & ECONOMIC DLEMENT						
101-722-701.000	WAGES	32,500.00	12,105.36	2,243.75	20,394.64	37.25
101-722-704.100	MATCH - SOCIAL SECURITY	2,525.00	926.06	171.64	1,598.94	36.68
101-722-704.500	MICH EMP SEC COM	350.00	43.14	43.14	306.86	12.33
101-722-728.000	COMPUTER-HARDWARE-SOFTWARE	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
101-722-803.000	PHONE	900.00	499.86	49.86	400.14	55.54
101-722-805.000	ADVERT/PUBLICATIONS	700.00	737.00	341.00	(37.00)	105.29
101-722-808.000	SCHOOL/TRAINING	0.00	0.00	0.00	1,800.00	0.00
101-722-810.000	MEMBERSHIP/DUES	725.00	0.00	0.00	725.00	0.00
101-722-811.000	LEGAL	1,500.00	0.00	0.00	1,500.00	0.00
101-722-811.200	ZONING SURVEY	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
101-722-813.000	MASTER PLAN	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
101-722-821.000	STIPEND	0.00	0.00	0.00	0.00	0.00
101-722-969.000	MISCELLANOUS	0.00	0.00	0.00	0.00	0.00
Total Dept 722 - COMMUNITY & ECONOMIC DLEMENT		42,800.00	16,261.42	2,849.39	26,538.58	37.99
TOTAL EXPENDITURES		42,800.00	16,261.42	2,849.39	26,538.58	37.99
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		0.00	850.00	50.00	(850.00)	100.00
TOTAL EXPENDITURES		42,800.00	16,261.42	2,849.39	26,538.58	37.99
NET OF REVENUES & EXPENDITURES		(42,800.00)	(15,411.42)	(2,799.39)	(27,388.58)	36.01
TOTAL REVENUES - ALL FUNDS		0.00	850.00	50.00	(850.00)	100.00
TOTAL EXPENDITURES - ALL FUNDS		42,800.00	16,261.42	2,849.39	26,538.58	37.99
NET OF REVENUES & EXPENDITURES		(42,800.00)	(15,411.42)	(2,799.39)	(27,388.58)	36.01

02/08/2024 09:10 AM
User: SHELLY
DB: Village Of Lexington

GL ACTIVITY REPORT FOR VILLAGE OF LEXINGTON
TRANSACTIONS FROM 01/01/2024 TO 01/31/2024

Page: 1/1

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 101 GENERAL FUND							
01/01/2024			101-722-701.000 WAGES		BEG. BALANCE		9,861.61
01/03/2024	PR	CHK	SUMMARY PR 01/03/2024		381.25		10,242.86
01/10/2024	PR	CHK	SUMMARY PR 01/10/2024		450.00		10,692.86
01/17/2024	PR	CHK	SUMMARY PR 01/17/2024		575.00		11,267.86
01/24/2024	PR	CHK	SUMMARY PR 01/24/2024		550.00		11,817.86
01/31/2024	PR	CHK	SUMMARY PR 01/31/2024		287.50		12,105.36
01/31/2024			101-722-701.000	END BALANCE	2,243.75	0.00	12,105.36
01/01/2024			101-722-704.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		754.42
01/03/2024	PR	CHK	SUMMARY PR 01/03/2024		29.17		783.59
01/10/2024	PR	CHK	SUMMARY PR 01/10/2024		34.42		818.01
01/17/2024	PR	CHK	SUMMARY PR 01/17/2024		43.99		862.00
01/24/2024	PR	CHK	SUMMARY PR 01/24/2024		42.08		904.08
01/31/2024	PR	CHK	SUMMARY PR 01/31/2024		21.98		926.06
01/31/2024			101-722-704.100	END BALANCE	171.64	0.00	926.06
01/01/2024			101-722-704.500 MICH EMP SEC COM		BEG. BALANCE		0.00
01/03/2024	PR	CHK	SUMMARY PR 01/03/2024		8.77		8.77
01/10/2024	PR	CHK	SUMMARY PR 01/10/2024		10.35		19.12
01/17/2024	PR	CHK	SUMMARY PR 01/17/2024		9.78		28.90
01/24/2024	PR	CHK	SUMMARY PR 01/24/2024		9.35		38.25
01/31/2024	PR	CHK	SUMMARY PR 01/31/2024		4.89		43.14
01/31/2024			101-722-704.500	END BALANCE	43.14	0.00	43.14
01/01/2024			101-722-803.000 PHONE		BEG. BALANCE		450.00
01/31/2024	GJ	JE	AGRI VALLY PHONE BILL	2841	49.86		499.86
01/31/2024			101-722-803.000	END BALANCE	49.86	0.00	499.86
01/01/2024			101-722-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		396.00
01/30/2024	AP	INV	SAD AND ZONING ORD.	349394	341.00		737.00
01/31/2024			101-722-805.000	END BALANCE	341.00	0.00	737.00
01/01/2024			101-722-820.000 CONTRACTED SERVICES		BEG. BALANCE		1,950.00
01/31/2024			101-722-820.000	END BALANCE	0.00	0.00	1,950.00
TOTAL FOR FUND 101 GENERAL FUND					2,849.39		16,261.42

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BALANCE SHEET FOR VILLAGE OF LEXINGTON
Period Ending 01/31/2024

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Fund 101 GENERAL FUND

GL Number	Description	Balance
*** Assets ***		
101-000-001.800	INVESTMENT-GOVMIC	66,145.51
101-000-002.000	EASTERN MICHIGAN BANK	263,889.73
101-000-004.000	PETTY CASH	200.00
101-000-015.000	ACCOUNTS RECEIVABLE	(191.00)
101-000-015.150	A/R UNCOLLECTED RESCUE RUN	5,289.51
101-000-015.200	A/R MISC.	35.00
101-000-015.225	PREPAYMENTS	1,092.08
101-000-015.300	A/R UNBILLED UTILITIES	7,543.13
101-000-015.600	A/R RUBBISH	1,263.51
101-000-015.800	ACCOUNTS SENT TO COLLECTIONS	(2,776.71)
101-000-017.100	POOLED INVESTMENT ACCOUNT GOV.MIC	400,604.60
101-000-084.830	DUE FROM LEX TOWNSHIP	1,822.68
Total Assets		744,918.04
*** Liabilities ***		
101-000-204.300	UIA	1,911.39
101-000-204.600	EQUITABLE - EMPLOYEE CONTRIBU	295.44
101-000-204.889	EMPLOYEE CONTRIBUTION TO BCBS	1,983.70
101-000-204.890	AFLAC INSURANCE-EMPLOYEE CONT	102.78
101-000-204.955	MISC PASSTHROUGH	1.12
101-000-205.100	EMPLOYEE CONTR TO PENSION 4 1	(679.05)
101-000-205.200	UNITED WAY-EMPLOYEE CONTRIBUT	12.00
101-000-208.800	UNION DUES	333.16
101-000-220.100	DEFERRED REVENUE	12,750.00
101-000-283.100	GIELOW ESCROW	1,000.00
101-000-283.200	BROWN ESCROW	2,000.00
Total Liabilities		19,710.54

*** Fund Balance ***

Fund 101 GENERAL FUND

GL Number	Description	Balance
*** Fund Balance ***		
101-000-390.000	FUND BALANCE ACCOUNT	460,548.32
101-000-391.000	RESERVED FUND BALANCE PARKS	7,951.82
101-000-391.100	RESERVED FUND BALANCE-FIRE DE	768.35
101-000-391.200	RESERVED FUND BALANCE-METRO	3,845.14
Total Fund Balance		473,113.63
Beginning Fund Balance		473,113.63
Net of Revenues VS Expenditures		252,093.87
Ending Fund Balance		725,207.50
Total Liabilities And Fund Balance		744,918.04