

**Village of Lexington
Planning Commission Regular Meeting
Village Hall, 7227 Huron Ave., Lexington, MI 48450
Wednesday, September 3, 2025
7:00 PM**

CALL TO ORDER REGULAR MEETING: Chairman Ziegler

ROLL CALL: Vicki Scott, Clerk

Members:	Ziegler	Stencel	Roehl	Dost
	Regan	Morris	Perry	

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Motion to approve the minutes of the Regular Meeting of August 4, 2025.

Pages 1-2

PUBLIC COMMENT: (3-minute limit)

ZONING ADMINISTRATOR'S REPORT

OLD BUSINESS

Pages 3-5

1. Capital Improvement Plan 2026 - 2030
2. Master Plan Committee – Appoint (L. Fisher, D. Picot, & PC Representative)

NEW BUSINESS

1. Housing Training (35 Minutes)

PUBLIC COMMENT: (3-minute limit)

CORRESPONDENCE

ADJOURNMENT

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
August 4, 2025 7:00 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, Perry, Dost

Absent: Roehl

Attendance: Board members excused Roehl

Others Present: L. Fisher, M. McGovern, P. Muoio, L. Adams

Approval of Agenda:

Motion by Morris, seconded by Dost, to approve the agenda as presented.

All Ayes

Motion carried

Approval of Minutes:

Motion by Regan, seconded by Morris, to approve the minutes of the Regular Meeting of June 2, 2025, as presented.

All Ayes

Motion carried

Public Comment:

- None

Zoning Administrator's Report:

L. Fisher explained the zoning administrator's report and answered questions. Fisher explained we had a few land use permits for cement, sheds, and fences. Three new mobiles were brought in. The zoning ordinance on the website will be updated to reflect the new ordinances. We will need to do the same when the master plan gets updated. We do not have these documents in word format. Fisher answered questions regarding what is happening behind the Fudge Shop, and a garage that was taken down. The Catholic Church property has not sold yet; however, a developer has been interested.

Motion by Dost, seconded by Perry, to approve the zoning administrator's report as presented.

All Ayes

Motion carried

Old Business:

1. Capital Improvement Plan (CIP) Discussion –

Lori Fisher explained this CIP document (2025-2031) was approved last year. This is a working document that we need to review each year. Discussion followed on security cameras, IT services, streets, and water & sewer.

New Business:**1. Election of Officers –**

Ziegler explained Wil Morris is now holds a Council seat and cannot be Vice Chairperson.

Motion by Ziegler, seconded by Dost, to nominate Steve Stencel for Vice Chairperson.

All Ayes

Motion carried

2. Training Video –

Fisher explained this training video is regarding parking and planning in different communities. This video is courtesy of Rob Bacigalupi from Mission North located in Traverse City. We focus on economic development and transportation solutions for communities across Michigan.

Public Comment –

- Peter Muoio (7276 Lester) – commented on the water plant & DPW tour.
- Larry Adams (7311 Lake) – commented on where are the plans for these projects that were discussed earlier.
- Mike McGovern (7316 Simons) – commented on putting extra funds toward street paving and possible wider roads for more parking, security cameras, and need signage for no parking spots.

Correspondence –

- Letter from The Lexington Arts Council – The Police and DPW did a great job during the events. The Village Green area worked very well.

Adjournment – Motion by Dost, seconded by Regan to adjourn the meeting at 8:22 p.m.

All Ayes

Motion carried

Respectfully submitted,
Vicki Scott

Village of Lexington Capital Improvement Plan

GENERAL FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	2031/2032	Total
IT Equipment		\$5,000		\$5,000		\$5,000		\$15,000
Webpage		\$8,500						\$8,500
New Fire Engine			\$500,000					\$500,000
Village Hall Expansion and Rehabilitation								\$0
DPW Building			\$170,000					\$170,000
Adjacent Property	\$5,000							\$0
Hand Rail at Lake St. Access	\$2,000							\$0
Police Vehicle				\$25,000				\$25,000
Police Protective Equipment			\$6,000			\$4,000		\$10,000
DPW Vehicle		\$30,000						\$30,000
Tierney Park Renovations	\$5,000,000							\$0
Security Cameras	\$10,000							\$0
Planning/Economic Development Studies	\$5,000	\$10,000			\$50,000			\$60,000
Lester Park Ball Field			\$10,000					\$10,000
Lester Park Improvements		\$20,000					\$20,000	\$20,000
Lester Park Playground					\$30,000			\$30,000
Project Costs Total	\$5,022,000	\$73,500	\$686,000	\$30,000	\$80,000	\$9,000	\$20,000	\$878,500

DDA

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	2031/2032	Total
Village Green Improvements	\$ 10,000		\$200,000		\$20,000			\$220,000
Coles Alley		\$100,000					\$10,000	\$110,000
Infrastructure Improvements								\$0
Sidewalks			\$50,000					\$50,000
Signage		\$5,000				\$5,000		\$10,000
Grants		\$40,000		\$50,000			\$20,000	\$110,000
Security Cameras		\$30,000						\$30,000
Project Costs Total	\$10,000	\$175,000	\$250,000	\$50,000	\$20,000	\$5,000	\$30,000	\$530,000

**Village of Lexington
Capital Improvement Plan**

CEMETERY

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	2031/2032	Total
Gravel for cemetery roads	\$10,000							
Water line for West, Old & New East Div		\$10,000						\$0
New siding for storage shed			\$6,000					\$10,000
Portable power washer system				\$6,000				\$6,000
Eliminate water issue in chapel basement					\$7,000			\$6,000
Columbarium						\$40,000		\$7,000
Project Costs Total	\$10,000	\$10,000	\$6,000	\$6,000	\$7,000	\$40,000	\$0	\$40,000
								\$69,000

NORTH SHORES

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	2031/2032	Total
Pavillion		\$45,600						\$45,600
North Stairs								
South Stairs							\$85,000	\$85,000
Stone Stabilization Project				\$1,800,000				\$85,000
4 b House			\$15,000					\$1,800,000
Landscaping		\$5,000	\$5,000			\$10,000		\$25,000
Repair Poor Drainage Areas	\$8,000							\$10,000
Golf Cart Replacement								\$0
Fence to Beach	\$10,000					\$10,000		\$10,000
Project Costs Total	\$18,000	\$50,600	\$20,000	\$1,800,000	\$0	\$20,000	\$170,000	\$2,060,600

SEWER FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/2032	Total
Lagoon Biosolid Removal								
Crushed Stone Driveways for Lagoon		\$20,000						\$0
Project Costs Total	\$0	\$20,000	\$0	\$0	\$0			\$20,000

Village of Lexington Capital Improvement Plan

WATER FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/2032	Total
West End Booster Station			\$900,000					\$ 900,000
Intake Maintenance - Analysis		\$25,000					\$ 25,000	\$ 50,000
Equipment and Vehicles		\$55,000			\$55,000			\$ 110,000
Project Costs Total	\$0	\$80,000	\$900,000	\$0	\$55,000	\$0	\$25,000	\$ 1,060,000

STREETS

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/2032	Total
Washington & Boynton Parking Lot		\$ 45,000						\$ 45,000
Sidewalks - Village Hall		\$15,000						\$ 15,000
Barnivian Parkway Reconstruction	\$375,000							-
Boynton Street Repaving	\$350,000							-
Paving	\$400,000							-
M-90 Pathway Reconstruction				\$25,000				\$ 25,000
Mobile Home Park Street Improvemnts			\$80,000					\$ 80,000
Cityser Study (last done 2021)						\$10,000		\$ 10,000
Project Costs Total	\$1,125,000	\$60,000	\$80,000	\$25,000	\$0	\$10,000	\$0	\$175,000