

LEXINGTON TOWNSHIP
7227 Huron Avenue, Lexington, MI 48450
Planning Commission Minutes
Regular Meeting-September 17, 2008

Call to Order: By Vice Chairman Ziegler at 7:02 pm

Pledge of Allegiance: Commission and Audience

Roll Call: By Secretary Huepenbecker

Stoyanoff-Present	Kozfkay- Present
Ziegler-Present	Watson- Present
Huepenbecker, Secretary-Present	Wilson-Present

6 Members Present

Approval of Minutes:

Motion: By Kozfkay for regular meeting August 20th, 2008

Support: Jane

Vote: All Yeas No Nays

Motion passed 6-0

Approval of Agenda: September 17, 2008

Motion: By Kozfkay for regular meeting September 17, 2008

Support: Huepenbecker

Vote: All Yeas No Nays

Motion passed 6-0

Amended to add to New Business- #3 platted land

Correspondence: None

Z.A. Report: I am working on the new zoning enabling act changes and trying to put together an agenda of what we need to do. I am hoping to have it together by next month.

I am not aware of any of our ordinances that address stairways to the beach on lakefront homes. I am wondering if the commission would like to address this as far as setbacks, etc, and if so, where in the ordinance book it should be addressed. One possibility may be under an accessory structure of some sort.

I have also had a question concerning an internet car dealership in which the individual may have minimal cars at their home. He would like to do this under a home occupation. Our commercial designation covers this I believe under general retail. If the commission could confirm this or give any other direction, it would be appreciated.

Enclosed is a copy of the updated Master Plan with the changes discussed at last month's meeting. The Commission needs to review this and decide on a recommendation as far as sending it back to the Board for review and dissemination.

Public Comment: None

Unfinished Business:

1. Flynn rezoning

Discussion- Member Wilson made the comment that he felt that this change was not in line with the master plan under consideration and that the commission should look at the planner's recommendations of consolidating the residential zoning distinctions if we want consistency. It was also pointed out that these properties were in a similar situation as Mr. Watson's in that they were incorrectly changed in 2002 and the fee could be waived as per the board's request.

Motion: By Wilson to approve rezoning of parcels #150-001-200-090-00 & 150-001-200-080-01 owned by James Flynn on Babcock road from Ag-2 to Residential 2.

Support: Huepenbecker

Vote: All Yeas No Nays

Motion passed 6-0

2. 2008 Zoning Enabling Act

Discussion- Zoning Administrator VanderGraaff gave the commission an update on his organizing of the work to be done with regards to the act.

3. Master Plan Changes

Discussion- The various changes made in the latest rough draft were discussed including chapter 3 & 4 changes with regards to goals and land use categories.

Motion: By Kozfkay to recommend the August 21, 2008 rough draft Master Plan as presented, with the exception of the words "Sanilac County Park" removed from appropriate uses on pg. 61 and the word "approximately" removed from page 31 with regards to the construction of the town hall in 1981, to the board for consideration.

Support: Watson

Vote: All Yeas No Nays

Motion passed 6-0

New Business:

1. Stairs to beach

Discussion-It was discussed that there is no ordinance regarding stairs to the beach on lakefront properties but felt by the commission that there is no need for one.

2. Car dealership

Discussion-VanderGraaff asked for clarification on which zoning a car dealership is allowed in the township as there was an inquiry into a internet based home car dealership with a couple of possible cars being located at the home. The commission sited

commercial zoning, but VanderGraaff was asked to research possibilities of changing the home occupation designation to make it friendlier for people to be able use their homes to supplement income. He was also asked to look into the possibility of dropping the price of a special land use hearing for those people asking for a home occupation.

3. Platted land

Discussion-VanderGraaff asked if previously platted or split land not meeting current site development standards can still be built upon. The commission decided to take it under advisement as there are no actual permit applications in this matter.

Adjournment

Motion: By Huepenbecker to adjourn

Support: Wilson

Vote: All Yeas No Nays

Motion passed 6-0

Meeting adjourned at 8:05pm

Submitted by recording secretary _____ on September 18, 2008
Michael VanderGraaff