

LEXINGTON TOWNSHIP
7227 Huron Avenue, Lexington, MI 48450
Planning Commission Minutes
Regular Meeting-April 18th, 2007

Call to Order: By Chairman Kredell at 7:15 P.M.

Pledge of Allegiance:

Roll Call: By Secretary Huepenbecker

Kredell, Chairman	Kozfkay
Ziegler, Vice-Chairman	Watson
Huepenbecker, Secretary	Wilson-absent
5 Members Present	

Approval of Minutes: Regular meeting of March 21, 2007

Motion: Ziegler, to approve minutes as presented.

Second: Huepenbecker

Vote: All Yeas-No Nays **Motion Passed 5-0**

Approval of Agenda:

Motion: Ziegler, to approve agenda as presented.

Second: Kozfkay

Vote: All Yeas-No Nays **Motion Passed 5-0**

Correspondence: Three letter & one fax pertaining to park hearing to be included with the April 18th correspondence.

Z.A. Report: There have been three new home land use permits in the past month. I have also received a verbal request for an engine repair slu in an agricultural-2 zoning area. I told this gentlemen we are attempting to address this with a new special land use ordinance and I would keep him apprised. I have checked with Lynn and she contacted numerous townships (Forester, Worth, Marion, Grant, Washington, ect) and they have no roof pitch ordinance. They follow the Bocca book for the state requirements.

I talked to a neighbor that came into the office concerning 3410 Babcock and he is pleased that the new owner is going to clean up the situation after he gets ownership. His attorney said the property has 10 acres so the 30 day redemption period does not apply but he is working to get things cleared up. We had a verbal request for a sawmill type business in the

township. That falls under industrial zoning of which we have only the area of Donovan Ent. so we may want to look at that in regards to the master plan.

Public Comment:

Female Audience member-She would like to know what's happening with the focus groups and surveys sent out. Will there be a survey report for the report?

Dave Kerdell- We've gone as far as we can and are now looking into hiring a planner at the township boards discretion. There will be a report for the public to look at.

Unfinished Business:

1. Zoning Ordinance ratification Public Hearing

Discussion

VanderGraaff would like to know what the commission would like to do as far as ratifying the whole book. Kerdell said the roof pitch is an issue that will stop ratification of the whole book. VanderGraaff stated after speaking with various board members that the board is still split on this issue. VanderGraaff spoke with several members about possibly leaving roof pitch aside for now and ratify book. Commission felt that even by not addressing the issue we are because it will be passed with the book one way or the other. Several commission members will attend the board meeting to ask for guidance. VanderGraaff will try to get an opinion of the township attorney as to the legality of a roof pitch ordinance.

New Business:

1. Discussion of hiring planner

Discussion

VanderGraaff referenced the list of possible planners for the master plan and said Township attorney recommended Wortman, Rowe, and Montgomery. Zigler asked for VanderGraaff to check who did the Village of Lexington.

2. Board ordinance on membership

Discussion

Kerdell stated that we are addressing the ordinance on the planning commission members currently not being able to serve if they live in the incorporated areas of Township(Village of Lexington, City of Croswell).

Motion: Huepencker made motion to change **ordinance 24.2.0-Membership** to Read:

.01 **Appointments**

The planning commission shall consist of not less than five (5) nor more than nine (9) members, selected and approved by the Township Board from among the electors residing in the township.

Second: Zigler

Vote: All Yeas-No Nays

Hupenbecker asked for the sign ordinance to be added to next months agenda.

Adjournment:

Motion: Kozfkay

Second: Zigler

Vote: All Yeas-No Nays

Motion Passed 5-0

Chairman Kredell adjourned the meeting at 8:05 P.M.