

LEXINGTON TOWNSHIP
7227 Huron Avenue, Lexington, MI 48450
Planning Commission Minutes
Regular Meeting-May 21, 2008

Call to Order: By Secretary Huepenbecker at 7:07 pm

Pledge of Allegiance: Commission and Audience

Roll Call: Secretary Huepenbecker

Kredell, Chairman-Absent	Kozfkay- Present
Ziegler-Absent	Watson- Present
Huepenbecker, Secretary-Present	Wilson-absent
Stoyanoff-Present	

4 Members Present

Approval of Minutes:

Motion: By Kozfkay to approve minutes of April 16, 2008 regular meeting, April 21st, 2008 re-enactment & 4-21-08 work session for Master Plan

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0

Approval of Agenda: May 21, 2008

Motion: By Kozfkay to approve agenda as presented

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0

Correspondence: None

Z.A. Report:

The new ordinance book is now completely adopted as of May 4, 2008. There have been 3 permits issued in May. There have been 2 complaints, one for a drainage problem that was referred to the County Road Commission; the other complaint was regarding a fence being improperly placed on Wiltsie Road. The fence was not in violation but the owner had not been aware of the need for a permit and so obtained one. Also, the board approved the June 4th Zoning Conference for myself, Ziegler, and Huepenbecker. And the corrected Master Plan is not on the agenda because we just got it and we need time to go through it. We need to make sure we are happy with the rough draft before we send it on. Kozfkay asked if there is a fine for not obtaining the fence permit.

VanderGraaff stated that there is no fine that I'm aware of for a regular permit.

Hupenbecker stated this may be something we might want to discuss in the future

Watson-most of the builders just call if they can't get there to get the permit and want to start

Kozfkay-that's a different situation

Huepenbecker-Maybe we need to advertise something about late penalties periodically
Kozfkay-We could almost send something out
VanderGraaff-the problem is not the builders but the people that are not aware of needing a permit for some things like fences, decks, pools, ponds
Huepenbecker-maybe we should talk about sending out a notice with the summer tax bills
VanderGraaff-it's hard to give the penalty if someone just didn't know, but how do you know if they are telling the truth
Kozfkay-Maybe like in Detroit if we give a time to come in and pay without penalties if they didn't get a permit when they were supposed to. This would be a good time while we're working on the master plan.

Public Comment: (Items contained on the agenda)

Unfinished Business:

1. Recycling in the Township-Presentation by Gary Varisto

Discussion

VanderGraaff stated that Mr. Varisto was not able to make it to today's meeting as he forgot about it and left a message at the wrong extension. He stated that as the township doesn't have a contract with 1 garbage hauler it would not be feasible, but we could have 1 drop off spot. VanderGraaff stated that the county already has one in Croswell that residents could use. The Commission asked VanderGraaff to research if residents could voluntarily get together and negotiate a price with 1 hauler. VanderGraaff to investigate.

Motion: By Kozfkay to table until June Meeting

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0

New Business:

1. Signage amendment for home occupation

Discussion

The Commission agreed that home occupations should be allowed to have a phone number on the sign. Kozfkay wondered if VanderGraaff knew why this was put in, in the first place. VanderGraaff state he was unsure, possibly to discourage home occupations but he felt that it should be allowed.

Motion: By Kozfkay to amend Section 2.2.0 Sign Definitions # 9 to read

9. Sign, Home Occupation:

A sign identifying the occupation carried on, the phone number, and the address of a home occupation. No other information shall appear on the sign

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0

2. Lakefront fences

Discussion

VanderGraaff state that under the current ordinance some homes that front both Lake Huron & M-25 can erect up to an 8' high closed fence on the M-25 side. This is allowed because under the definition of frontage for lake front & M-25 on page 97; homes that are closer to the east half of the lot, the lake sides are considered the front and the M-25 the rear. Our fence ordinance on page 68 letter D reads; any rear lot line fence may be up to 8' high and enclosed. In effect this means that any lakefront home on M-25 that's closer to the lake than the M-25, which is the majority, can erect an 8' high closed fence. I don't believe that it was the intention of either of these ordinances. Watson said that people should be able to build whatever they want. Huepenbecker asked about the clear vision ordinance and how that affects this. VanderGraaff showed in the book how that ordinance does not affect this situation. The Commission asked VanderGraaff to research some other townships with Lakefronts and see what they do and discuss this at the June meeting when more members are present.

Motion: By Kozfkay to table until June Meeting

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0

3. Digital signs & billboards

Discussion

VanderGraaff stated that this is a possible addition to our prohibited signs on page 72 to include digital billboards& signs, if desired by the Commission. He included several sample amendments for discussion. Huepenbecker wondered if we could get some control on the brightness so it is not a hazard to drivers or a nuisance to homes in the area. It was pointed out that the Fort Gratiot sample prohibited movement and some of the others had interval restrictions on when the sign changed. The Commission reviewed several of the examples and it was generally felt that digital signs should be an allowable if they are restricted in several of the areas, but that the digital billboards are not in the townships best interest. It was also pointed out that these digital signs could be used for emergency messages like Fort Gratiot. The Commission asked VanderGraaff to find out the illumination on the Lakeview sign.

Motion: By Watson to table until June Meeting

Support: Kozfkay

Vote: All Ayes No Nays

Motion passed 4-0

Public Comment: None

Adjournment:

Motion: By Kozfkay to adjourn

Support: Watson

Vote: All Ayes No Nays

Motion passed 4-0 at 7:53pm