

LEXINGTON TOWNSHIP
PLANNING COMMISSION REGULAR MEETING MINUTES
7227 Huron Avenue, Suite 200
Lexington, MI 48450

September 21, 2016

DRAFT

Call to Order: Chairperson Mike Ziegler called the meeting to order at 7:20 PM.

Pledge of Allegiance: Completed during previous meeting

Roll Call Completed during previous meeting

Present: Mike Ziegler, Jane Huepenbecker, Ruth Merriman, Kristie Jahn,
Alan VanDerGraaff, Chip Milletics, Tom Wilson

Absent: None

Quorum: Present

Others: Residents Bill Schutzler and John Groustra; Worth Township Observer
Leigh Marciniak, Zoning Administrator Davianna McAllister, McKenna
Planner Mike Deem, and Recorder Judy Vandewarker

Approval of Agenda: Motion by Huepenbecker, seconded by Merriman, and carried

Approval of Minutes: Motion by VanDerGraaff, seconded by Huepenbecker, and
carried to approve the minutes of the regular meeting of August 17, 2016

Correspondence: None

Z.A. Report: McAllister informed the committee that Heely's Auto called and are
expected to apply for two new Special Land Use Permits, one for auto repair and the
other to expand the number of vehicles for sale allowed on their property.

Unfinished Business:

1. Master Plan Update -Motion was made by Huepenbecker, seconded by Merriman,
to approve and send on to the Lexington Township Board, the Master Plan Updates
as presented at the first Public Hearing held prior to this meeting. Motion car-
ried. Master Plan Update

Insert a discussion on the Hazard Mitigation Plan on Page 2-28 under "Intergovernmental and Regional
Cooperation.":

"A number of cross-jurisdictional planning efforts are currently underway or have recently been completed, including:

- The Sanilac County Master Plan, which contains general strategies to improve education, transportation, environment, public facilities, economy, and land use throughout the County.
- The EMCOG Comprehensive Economic Development Strategy (CEDS), which brings together 14 counties around a shared vision to set the stage for sustained regional economic growth and resiliency.
- The Sanilac County Hazard Mitigation Plan, which inventories possible hazards (i.e. natural and man-made hazards), assesses what hazards County communities are vulnerable to, and outlines potential mitigation actions to reduce the impact of such hazards."

2. **Ordinance Amendments - Motion was made by Jahn, seconded by Huepenbecker, to also approve and send on to the Lexington Township Board, the Ordinance Amendments as presented at the second Public Hearing held prior to this meeting. Motion carried.**

Ordinance Amendments

- A. Adding "Section 15.6.0.11 All building materials in conformity, including but not limited to Section 3.40.0"
- B. Add the phrase "from the bluff" to the first sentence of Schedule B footnote #5; and add the three diagrams to clarify Section 2.2.0 under Bluff line, which will become figure 21

New Business:

Deem stated that a Supreme Court decision made in 2015 changed the rules for regulating signage. McAllister explained that she asked McKenna to develop a proposal that would bring our ordinance up-to-date, considering the number of times she has to use it in her duties as Zoning Administrator. Wilson requested that McAllister provide specific issues of concern at the next meeting.

Merriman made a motion, that, given the uncertainty expressed by the committee members, the issue be tabled until the next meeting, allowing everyone to thoroughly review all materials before making a recommendation on it to the Township Board. The motion was seconded by Huepenbecker, and carried.

Public Comments: None

Adjournment: Motion by Wilson, seconded by VanDerGraaff, to adjourn at 8:12 PM. Motion carried.

Respectfully submitted:
Judy Vandewarker, Recorder

September 23, 2016