

**LEXINGTON TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
7227 Huron Avenue, Lexington, MI 48450
May 18, 2016**

- CALL TO ORDER:** Chairperson Mike Ziegler called the meeting to order at 7:11 PM.
- ROLL CALL:** By Secretary Ruth Merriman
- PRESENT:** Kristie Jahn, Jane Huepenbecker, Ruth Merriman, Thomas Wilson, Michael Ziegler, Chip Milletics, and Alan VanderGraaff
- ABSENT:**
- QUORUM PRESENT**
- OTHERS:** Michael Deem, Senior Planner with McKenna Associates, Mike Fossum, Regional Sales Manager of Helena Chemical, Greg Dennis of Midwest Commercial Construction, Zoning Administrator Davainna McAllister, and Recording Secretary Judy Vandewarker
- PLEDGE OF ALLEGIANCE:** By members and audience
- MOMENT OF SILENCE:** Chairman Ziegler requested a moment of silence in memory of former member Lynn Laughlin, and recording secretary Sandy Francek who passed away since our last meeting.
- APPROVAL OF AGENDA:**
MOTION by Huepenbecker, seconded by Jahn to approve the Agenda with the addition of a letter from the City of Croswell regarding its Comprehensive Plan Preparation Notice.
All ayes, Motion carried
- APPROVAL OF MINUTES:**
MOTION by Jahn, seconded by Huepenbecker to approve the Minutes of February 17, 2016 Regular Meeting as presented.
All ayes, Motion carried
- CORRESPONDANCE:** Letter dated 2/25/2016 regarding City of Croswell Comprehensive Plan Preparation
- ZONING ADMINISTRATOR REPORT:** Members reviewed report for February, March, and April, noting that Heely Auto has again surpassed the 45 vehicles he is allowed to keep on his lot. **MOTION** by Huepenbecker, seconded by Merriman to approve the report. All ayes, Motion carried
- PUBLIC COMMENT:** None
- SPECIAL BUSINESS:** Zoning Administer McAllister introduced Mike Deem, Senior Planner with McKenna Associates with whom we have contracted for community planning services., and also Chip Milletics, newly appointed committee member.

UNFINISHED BUSINESS:

1. **Schedule B: footnote regarding bluff**— Discussion continued from last meeting regarding the need to clarify the definition of "bluff". Following a great deal of discussion, **MOTION** was made by Wilson, seconded by VanderGraaff, to again table Schedule B footnote #5 regarding bluff until the next meeting. This will allow time for McAllister to work with Mike Deem to provide language to clarify, adding the word "bluff" and the graphic "bluffline crest pic" included in our reference material. All ayes, motion carried

NEW BUSINESS:

Greg Dennis of Midwest Commercial Construction presented a site plan for a proposed addition to an existing Helena Chemical Company building. They are seeking approval of amending Special Land Use permit #12-01. Following extensive discussion, including reviewing Section 14.4.06 AMENDMENTS TO THE SPECIAL LAND USE PERMIT, the committee determined that the changes are to be considered minor rather than major in nature, allowing approval of the SLU. This group decision was based on line item A4 "A substantial change in intensity of use" which was **not** established as the addition will add 3,750 square feet of storage space, a small percentage of the current 32,000 to 33,000 square feet. **MOTION** to consider the amendments minor rather than major was made by VanderGraaff, seconded by Jahn, all ayes, motion carried.

A second **MOTION** was made by Jahn, seconded by Huepenbecker to therefore approve amending the Helena site plan, all ayes, motion carried. The LUP was signed by Zoning Administrator McAllister.

PUBLIC COMMENT: None

ADJOURNMENT: **MOTION** by Wilson, seconded by Huepenbecker to adjourn the meeting at 8:03 PM.

Respectfully submitted,
Judy Vandewarker
Recording Secretary
May 19, 2016

Approved _____

Recording Secretary Judy Vandewarker