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V I L L A G E O F L E X I N G T O N

C O A S T A L M A N A G E M E N T P L A N

SEPTEMBER 30, 1985

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RECEIVED
MICHIGAN DEPARTMENT OF
NATURAL RESOURCES
JULY 23 1985

SECTION I

INTRODUCTION

INTRODUCTION

THE VILLAGE OF LEXINGTON WAS THE RECEIPT OF A COASTAL MANAGEMENT GRANT FROM THE MICHIGAN DNR, DIVISION OF LAND RESOURCES, IN DECEMBER OF 1984.

THE PURPOSE OF THE GRANT WAS TO ASSIST THE COMMUNITY IN EVALUATING AND SEEKING SOLUTIONS TO PROBLEMS THAT ARE PECULIAR TO COASTAL AREAS.

THE PROBLEMS TO BE ADDRESSED INCLUDED TRAFFIC, LAKE ACCESS AND GENERAL DEVELOPMENT RELATING TO THE COASTAL AREA. THE PROBLEMS BEGAN TO SURFACE AND COMPOUND IN CONJUNCTION WITH THE CONSTRUCTION OF A LARGE RECREATIONAL BOAT HARBOR WITH TRANSIENT AND SEASONAL BERTHS. ANOTHER CONTRIBUTING FACTOR WAS THE CONCURRENT DEVELOPMENT, BY THE STATE, OF A BOAT LAUNCHING SITE FOR A RAPIDLY GROWING RECREATIONAL FISHING ATTRACTION. SALMON AND TROUT PLANTINGS BY THE MDNR HAVE PROVEN VERY SUCCESSFUL IN THE LEXINGTON AREA OF LAKE HURON AND HOARDS OF FISHERMEN TOWING BOATS OF TWELVE TO TWENTY FOUR FOOT LENGTH ARRIVE DAILY FROM DISTANCES EXCEEDING AN EIGHTY MILE RADIUS FROM THE COMMUNITY.

THE HARBOR AND FISHERY SUCCESS HAS STIMULTED COMMERCIAL AND RESIDENTIAL DEVELOPMENT TOO AND THE VILLAGE OFFICIALS HAVE HAD TO UNDERTAKE THE ADOPTION OF NEW POLICIES AND ORDINANCES TO MAINTAIN ORDERLY GROWTH.

STREETS, PARKING AND OTHER PUBLIC FACILITIES ARE BECOMING OVERBURDENED AND IT IS NECESSARY THAT NEW IMPROVEMENTS BE FUNDED TO KEEP PACE WITH TRAFFIC AND ECONOMIC GROWTH.

THE PRINCIPAL OBJECTIVE OF THIS STUDY IS TO OUTLINE THE PROBLEMS OF DEVELOPMENT FACING THE VILLAGE AND TO PUT IN PLACE SOME OF THE REQUISITES NEEDED TO TAKE ADVANTAGE OF STATE AND FEDERAL RESOURCES AS THEY BECOME AVAILABLE.

SECTION II

LAKE HURON COASTAL SURVEY

VILLAGE OF LEXINGTON

LAKE HURON COASTAL SURVEY

June 29, 1985

A survey was conducted of the Lexington Coastline on June 29, 1985, commencing at the south village limits and continuing through to the north village limits.

The first parcel surveyed, #152-031-200-190-00 was 180' wide and approximately 1000' long. A drain, originating somewhere west of M-25, traversed the property from front to rear. A considerable amount of erosion damage, from high flows through the drain, was very obvious and the property owner expressed concern over the washouts that were occurring along the bank of the drain.

Additionally, the beach front had eroded considerably and there was very little usable beach left. A series of groins constructed to the north and easterly into the lake seemed to provide some benefit but high water and the change in currents caused by the new harbor were named by several people living in the vicinity as the cause for the diminishing beach fronts.

The property had been developed many years ago and several cabins and modified mobile home structures were being rented to tourists. The owner had some thoughts about new development in the future but apparently financing was not readily available.

From a long term standpoint, the land would serve the community best if it were developed under private or public ownership, for recreational purposes.

A video tape was made of the beach as the inspection continued from north to south boundaries and it is included with this report for the Village archives.

The second parcel, 153-031-200-180-00 was 100' wide and about the same depth as the first. A rental residence was located at the front of the property, near the highway and the rear towards the lake was undeveloped. It too, if acquired and joined with the first parcel would best serve future needs for recreational land.

The cost of acquiring and developing property such as this is beyond the means and needs of the Village at the present time. As more and more emphasis is placed on tourism as an industry however, the Village council may want to make a more thorough evaluation of the long term benefit of public, private or public/private partnership development of such properties.

Parcel # 152-031-200-160-00, the third parcel looked at appeared to be a fully occupied, small mobile home park. It too was experiencing beach erosion and the owners and many of the tenants expressed concern. They also expressed some strong opinions about a steel wall that extended out into the lake, at the proposed condominium project being built immediately to the north on Parcel # 152-031-200-140-00.

Based upon observations of the state of development on both parcels, it is unlikely that the long term use of the land will change on either property. The frontage occupied by the two parcels is 220' and 214' respectively.

The condominium project being undertaken provides the first private, high density residential development to be undertaken in the village and if it is a financial success it will stimulate the undertaking of like developments in the community and on every available parcel of lake property.

It is important that the Village Master Plan addresses this potential and that supporting zoning districts and regulations are soon adopted to provide the necessary controls to prevent over development and incompatibility.

Problems such as the traffic and parking problems that surfaced after the opening of the DNR boat launching ramp are examples of incompatibility that quite often occur with new development. With out adequate guidelines and development standards these problems are often slow if not impossible to correct.

Parcel # 152-031-200-130-00 the next property north was also vacant. The property parcel map shows it as having a frontage of aproximately 161' on the lake. The owners will likely seek the same kind of development as is proposed on the parcel south of it. It is not feasible to subdivide a parcel such as this due to the requirements of the State Plat Act and it is to large to utilize for a single family residence.

This was the last large parcel progressing from south to north and both the depth and width of the remaining properties to Huron Ave, with two exceptions, were considerably smaller.

The next parcel inspected 152-031-200-110-00 was a vacant lot with 65' of frontage and about 265' deep. The land had been recently filled and it appeared that some construction was being planned.

The remaining two parcels to the north and before reaching the Lester Street right of way, 152-031-200-100-00 and 152-031 200-090-00 were both occupied by single family residences.

The Lester Street right of way has 66' of frontage at Lake Huron and at the present time appears to be unused. What appears to be a storm drain from the street is causing some erosion at the beach. The property though not being used now will have significant value at some future date when access to the lake becomes limited. The Village should retain the frontage and not abandon it in the future.

If charter or ordinance provisions do not provide for it now some thought should be given in the near future to local legislation requiring voter advisories on abandonment, or disposal by other means, of public lakefront property.

The first parcel north of the Lester Street right of way, 152-031-200-000-059-00 is a resort motel that appeared to be a long standing development. The property has about 165' frontage on the Lake and runs back about 325' to double front on Dallas street.

The remaining parcels north, beginning with 152-031-200-000-058-00 and ending at 152-031-200-000-053-001, immediately adjacent to Lake Street, and continuing on the north side of Lake Street with parcel #152-031-200-000-052-00 on to the south side of Boyington street to parcel # 152-031--200-000-033-00 are all occupied by residential single family dwellings.

The Lake Street right of way, 66' frontage and the Boyington street right of way, 44' of frontage, should also be reserved by the Village for future recreational purposes.

The next large parcel 152-031-200-000-037-00 was part of the DNR holdings containing the boat launching ramp parking lot.

The remaining parcel adjacent to Huron Street, 152-340-000-039-00 is developed by private commercial interests as a bar and restaurant (Windjammer) and appears to have a sizeable undeveloped area toward its western boundary. In view of the parking problems that are occurring to the north on the Village and DNR property it would help relieve the situation if additional parking were developed to the west.

The land lying between Huron and Simon streets and shown on the property parcel map as parcels 152-300-000-035-00 and 032-00 is owned by the Village and the DNR. The map does not reflect the frontage owned by the DNR but it is estimated to be 230' of the total, which is 330. Additionally the Village has continuous frontage to the north of 66' for the Simons street right of way and 165' on parcel 152-300-000-001-00. There appears to be a small split on this parcel of a piece 45' X 35' and identified as 152-300-000-001-01.

While the Village still retains about six acres with approximately 490' of lake frontage for park purposes it is not being used effectively. Ingress and egress needs to be realigned and parking space and recreational areas must be more clearly delineated and developed. Modification of the present parking area will help to relieve the traffic congestion that now occurs on busy days and evenings. A suggested alternative to help eliminate congestion at the foot of Huron Ave. and provide additional parking would be to relocate the entrance to the DNR mooring facility about 150' south from its present location and close off the entrance to the Village parking lot from the south side. This would provide about 15 additional parking spaces at a very low unit cost and facilitate easier ingress and egress for users of the Village park area.

If the proposed private marina development by the Windjammer occurs as proposed, provisions will have to be made to accomodate parking for it on private property rather than in the Village park area.

The Village Property Parcel Map shows a narrow strip of land, 16.5' wide, running from south to north between Boyington street and Huron that bisects the DNR and Windjammer properties, that is commonly known as Cove's Alley. It appears that it originally extended farther to the north but was abandoned and reverted to the property owners abutting. The remaining parcel, about 297', provides public pedestrian access between Huron and Boyington streets and should be retained as a public right of way and developed accordingly.

The remaining properties commencing north from the Village Park and including 152-030-300-430-00, 420-00, 340-00, 330-00, 220-00, 210-00, 200-00, 190-00, 180-00, 170-00, 060-00, 030-00, and 040-00 were irregular shaped, residential properties that were densely developed along the interior public streets. Many of the lots are of substantial size with much larger frontage at the lake than what they have for access from the public right of way. At least six of them lie parallel to Jefferson street while their access is at a right angle to the street.

Due to the manner in which the area has been platted, future development of most of the parcels for use other than low density residential will be difficult to achieve.

The beach frontage is dramatically different from that area lying south of Huron street, where there are high banks and very short east to west beach formation. The beach formation commencing at the foot of Simons street and continuing almost to the north Village limits is several hundred feet deep east to west.

This depth of frontage makes the area very attractive for high density residential development such as condominiums or apartments and the Village should evaluate this area very carefully in relation to long term planning for utility extensions and right of ways.

The last parcel before reaching the Village limits and the largest, with 1072.5' of frontage, is 152-030-300-010-00.

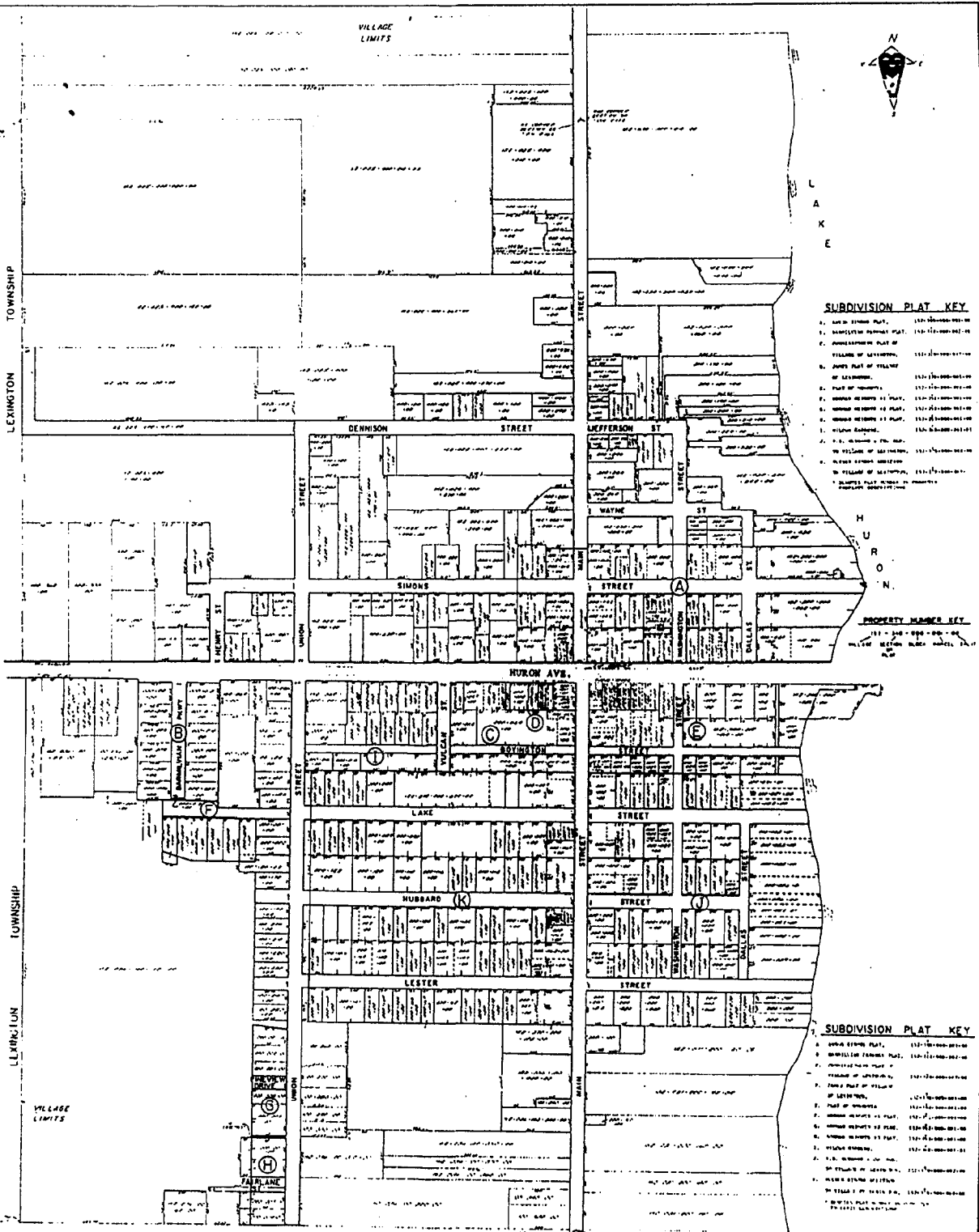
Developed as a municipally owned and operated mobile home park, the beach area is very under utilized. Long term use of the land could include continuance of the mobile home facility as a source of revenue with expansion of the beach use to include the general public.

Under Village control, concessions could be contracted out as an additional source of revenue. An initial cost would be incurred in fencing and landscaping to delineate the beach area from the residential area but if the Village seeks to promote tourism by providing additional public access to the shores of Lake Huron, the potential for an additional revenue producing enterprise exists.

Where the State of Michigan is actively promoting tourism as a major industry much help in evaluating the development potential for Lexington can be obtained through the Michigan Department of Commerce.

The Village of Lexington with its parks and street ends controls over 1600' of Lake Huron frontage which is almost one third of the total frontage within the corporate limits.

This is a very valuable resource for the citizens and the business community of Lexington and warrants careful consideration and planning for the future.



SUBDIVISION PLAT KEY

- 1. ADDITIONAL PLAT, 150-150000-0000
- 2. AMENDED PLAT, 150-150000-0000
- 3. AMENDMENT PLAT OF VILLAGE OF LEXINGTON, 150-150000-0000
- 4. JUMP PLAT OF VILLAGE OF LEXINGTON, 150-150000-0000
- 5. PLAT OF VILLAGE OF LEXINGTON, 150-150000-0000
- 6. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 7. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 8. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 9. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 10. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 11. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 12. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 13. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 14. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 15. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 16. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 17. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 18. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 19. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 20. VILLAGE RESUBDIVISION PLAT, 150-150000-0000

PROPERTY NUMBER KEY

150-150000-0000
150-150000-0000
150-150000-0000

SUBDIVISION PLAT KEY

- 1. ADDITIONAL PLAT, 150-150000-0000
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- 19. VILLAGE RESUBDIVISION PLAT, 150-150000-0000
- 20. VILLAGE RESUBDIVISION PLAT, 150-150000-0000

VILLAGE OF LEXINGTON
PROPERTY PARCEL MAP

PROPERTY PARCEL MAP
VILLAGE OF LEXINGTON
SAND BEACH TOWNSHIP, MICHIGAN
1977

COASTAL STUDY AREA

NATIONAL FLOOD INSURANCE PROGRAM
=====

The National Flood Insurance program was enacted by federal law in 1968 to aid property owners who were unable to get flood insurance at reasonable rates.

In 1973 the Flood Disaster Protection Act was passed by Congress greatly expanding the available limits of coverage. The new Act also required that all flood prone communities sign up for the program by July 1, 1975. Additionally, a restriction was imposed providing that flood insurance be purchased for any new buildings, constructed with federal funds, located in areas identified by the Department of Housing and Urban Development (HUD) as having special flood hazards.

Pursuant to the 1973 Act flood insurance subsidized limits and rates were available as follows

| | Structure Coverage | Structure Rates | Contents Coverage (per unit) | Contents Rate |
|---------------------------|--------------------|-----------------|------------------------------|---------------|
| Single family residential | \$ 35,000 | 0.25 | 10,000 | 0.35 |
| All other residential | 100,000 | 0.25 | 10,000 | 0.35 |
| Non-residential* | 100,000 | 0.40 | 100,000 | 0.75 |

*Includes hotels and motels with normal occupancy of less than six months.

Three types of losses were covered by the program:

1. Losses caused by temporary flooding conditions of normally dry land.
2. Erosion resulting from abnormally high water levels in conjunction with a severe storm.
3. Flood related mudslides involving a mudflow.

The Village of Lexington evaluated the Program in early 1975 and it was determined that there was no need to participate in it.

In the ensuing ten years since the sign up deadline there have been no problems with flooding or mudslides. Erosion however, has become a threat to properties at the southern end of the Village.

The Act addresses the problem of erosion, the causes and the coverage for structural and content losses but does not appear to consider land loss. It also delegates to the Secretary of the Department of Housing and Urban Development, the authority to make determinations concerning the nature and limits of losses and damages.

Subsequent to the concern evidenced at the federal level, by enactment of the National Flood Insurance Act of 1968, the State of Michigan adopted the Shorelands Protection and Management Act in 1970.

In stride with the federal efforts put forth in 1975 to make known the problems of flooding and erosion and available remedies, the State identified the high risk erosion areas along the coastline and made the information available to local governments.

Attached as Appendix A of this section is a copy of a map prepared by the Michigan Department of Natural Resources identifying the high risk erosion areas in the Village and Township. Also attached is a copy of the Shoreland Protection and Management Act of 1970.

The perimeters of the area listed on the written description accompanying the map prepared in 1975 are considerably different than what was observed during the Coastal Survey conducted on June 29, 1985.

The 1975 study indicates that the high risk erosion areas start 1300 feet south of M-90, progresses north for 600 feet then starts again 1500 feet north of M-90 and runs 1000 feet more to the north. During the inspection of June 29, 1985 it was noted that serious erosion was occurring at the south village limits which is 1959 feet south of M-90 and continuing north almost to Lake Street.

Erosion of the area north of M-90 did not seem as severe as that occurring south of M-90 except in the areas bisected by east-west drains that over time had cut deep ravines to the lake.

In view of the erosion problems that are occurring now the Village Council may wish to re-evaluate the National Flood Insurance Program to see if eligibility can be established, if there is sufficient cause for participating, and if the effected property owners are interested in participating. In conjunction with this the MDNR should be asked to re-evaluate the High Risk Erosion Areas and provide comparisons to their initial and current findings.

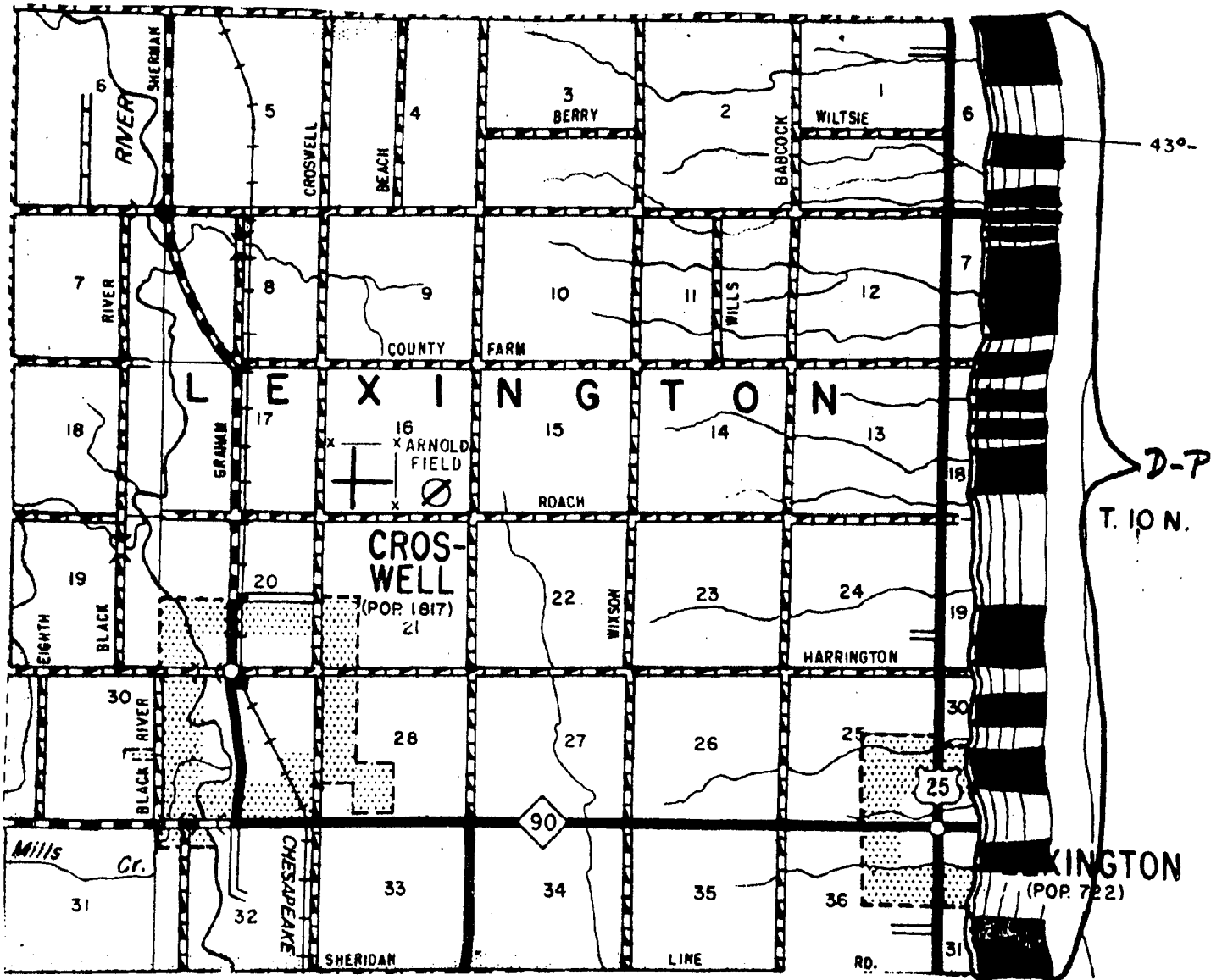
Whereas the Village is presently drafting a new zoning ordinance, setback and construction standards for flood prone and high risk erosion areas should be incorporated into the document. Some examples of flood plain ordinance provisions and high risk erosion area controls are attached as Appendix B of this section. Additional information on these two problems can be obtained through the MDNR and the Michigan Municipal League.

Sanilac County
Lexington Township
T.10N R.16E

APPENDIX A
PAGE 1 OF 2



Wide, Dark band demarks
high risk erosion area
D-P-DEVELOPED AND/OR PLATTED



SANILAC COUNTY
Village of Lexington

From 1300 feet south of M-90 to 700 feet south of M-90.

From 1500 feet north of M-90 to 2500 feet north of M-90.

THE SHORELANDS PROTECTION AND MANAGEMENT ACT OF 1970

STATE OF MICHIGAN

Act 245, Public Acts of 1970
as amended by Act 270, Public Acts of 1974

AN ACT to provide for the protection and management of shorelands; to provide for zoning and zoning ordinances; to provide certain powers and duties; to authorize certain studies; to provide for development of certain plans; to promulgate rules; and to provide for certain remedies for violations of rules.

The People of the State of Michigan enact:

Sec. 1. This act shall be known and may be cited as the "shorelands protection and management act of 1970".

Sec. 2. As used in this act:

- (a) "Commission" means the water resources commission.
- (b) "Connecting waterway" means the St. Marys river, Detroit river, St. Clair river, or Lake St. Clair.
- (c) "Department" means the department of natural resources.
- (d) "Environmental area" means an area of the shoreland determined by the department on the basis of studies and surveys to be necessary for the preservation and maintenance of fish and wildlife.
- (e) "High risk area" means an area of the shoreland which is determined by the commission on the basis of studies and surveys to be subject to erosion.
- (f) "Land to be zoned or regulated" means the land in this state which borders or is adjacent to a Great Lake or a connecting waterway and which except for flood risk areas are situated within 1,000 feet landward from the ordinary high-water mark as defined in section 2 of Act No. 247 of the Public Acts of 1955, as amended, being section 322.702 of the Michigan Compiled Laws, and those lands bordering or adjacent to waters affected by levels of the Great Lakes landward of the ordinary high-water mark as defined by section 2(h) of Act No. 346 of the Public Acts of 1972, as amended, being sections 281.951 to 281.965 of the Michigan Compiled Laws, and those lands between the ordinary high-water mark and the water's edge.
- (g) "Local agency" means a county, city, village, or township.
- (h) "Shoreland" means the land, water, and land beneath the water which is in close proximity to the shoreline of a Great Lake or a connecting waterway.
- (i) "Shoreline" means that area of the shorelands where land and water meet.
- (j) "Flood risk area" means the area of the shoreland which is determined by the commission on the basis of studies and surveys to be subject to flooding from effects of levels of the Great Lakes and is not limited to 1,000 feet.

Sec. 3. Within 1 year after the effective date of this act, the commission shall make or cause to be made an engineering study of the shoreland to determine:

- (a) The high risk areas.
- (b) The areas of the shorelands which are platted or have buildings or structures and which require protection from erosion.
- (c) The type of protection which is best suited for an area determined in subdivision (b).
- (d) A cost estimate of the construction and maintenance for each type of protection determined in subdivision (c).

Sec. 3a. Before January 1, 1975, the commission shall make or cause to be made an engineering study of the shoreland to determine:

- (a) Flood risk areas.
- (b) The frequency with which a flood risk area can be expected to be flooded.
- (c) Appropriate rules necessary to prevent damage or destruction to property.

Sec. 4. Within 1 year after the effective date of this act the department shall make or cause to be made an environmental study of the shoreland to determine:

- (a) The environmental areas.
- (b) The areas of marshes along and adjacent to the shorelands.
- (c) The marshes and fish and wildlife habitat areas which should be protected by shoreland zoning or regulation.

Sec. 5. The commission pursuant to section 3 shall determine if the use of a high risk area shall be regulated to prevent property loss or if suitable methods of protection shall be installed to prevent property loss. The commission shall notify a local agency, the department of licensing and regulation, the department of labor, the department of treasury, and the department of commerce or other affected state agencies of its determinations and recommendations relative to a high risk area which is in a local agency.

Sec. 5a. The commission pursuant to section 3a shall determine if the use of a flood risk area shall be regulated to prevent property loss or if suitable methods of protection shall be installed to prevent property loss. The commission shall notify a local agency, the department of licensing and regulation, the department of labor, the department of treasury, and the department of commerce or other affected state agencies of its determinations and recommendations relative to a flood risk area which is in a local agency.

Sec. 6. The department in accordance with section 4 shall notify a local agency of the existence of any environmental area which is in a local agency and shall recommend to the commission appropriate use regulations necessary to protect an environmental area.

Sec. 7. Until July 1, 1975, a county, pursuant to rules promulgated under section 12 and Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 to 125.232 of the Michigan Compiled Laws, may zone any shoreland and land to be zoned which is in the county.

Sec. 8. Until July 1, 1975, a city or village, pursuant to rules promulgated under section 12 and Act No. 207 of the Public Acts of 1921, as amended, being sections 125.581 to 125.591 of the Michigan Compiled Laws, may zone any shoreland and land to be zoned which is in the city or village.

Sec. 9. Until July 1, 1975, a township, pursuant to rules promulgated under section 12 and Act No. 184 of the Public Acts of 1943, as amended, being sections 125.271 to 125.301 of the Michigan Compiled Laws, may zone any shoreland and land to be zoned which is in the township.

Sec. 10. An existing zoning ordinance or a zoning ordinance or a modification or amendment thereto which regulates a high risk area, a flood risk area, or an environmental area shall be submitted to the commission for approval or disapproval. The commission shall determine if the ordinance, modification, or amendment adequately prevents property damage or prevents damage to an environmental area, a high risk area, or a flood risk area. If an ordinance, modification, or amendment is disapproved by the commission, it shall not have force or effect until modified by the local agency and approved by the commission.

Sec. 11. (1) The commission, in order to regulate the uses and development of high risk areas, flood risk areas, and environmental areas and to implement the purposes of this act, shall promulgate rules pursuant to Act No. 306 of the Public Acts of 1969, as amended, being sections 24.201 to 24.315 of the Michigan Compiled Laws.

(2) A circuit court upon petition and a showing by the commission that a violation of a rule promulgated under subsection (1) exists, shall issue any necessary order to the defendant to correct the violation or to restrain the defendant from further violation of the rule.

Sec. 12. (1) Within 18 months after the effective date of this act the commission shall, in compliance with the purposes of this act, prepare a plan for the use and management of shoreland. The plan shall include but not be limited to:

(a) An inventory and identification of the use and development characteristics of the shoreland; the general physical and man-influenced shoreline features; the existing and proposed municipal and industrial water intakes and sewage and industrial waste outfalls; and high risk areas and environmental areas.

(b) An inventory of existing federal, state, regional and local plans for the management of the shorelands.

(c) An identification of problems associated with shoreland use, development, conservation and protection.

(d) A provision for a continuing inventory of shoreland and estuarine resources.

(e) Provisions for further studies and research pertaining to shoreland management.

(f) Identification of the high risk and environmental areas which need protection.

(g) Recommendations which shall:

(i) Provide procedures for the resolution of conflicts arising from multiple use.

(ii) Foster the widest variety of beneficial uses.

(iii) Provide for the necessary enforcement powers to assure compliance with plans and to resolve conflicts in uses.

(iv) Provide criteria for the protection of shorelands from erosion or inundation, for aquatic recreation, for shore growth and cover, for low lying lands and for fish and game management.

(v) Provide criteria for shoreland alteration control.

(vi) Provide for building setbacks from the water.

(vii) Provide for the prevention of shoreland littering, blight harbor development and pollution.

(viii) Provide for the regulation of mineral exploration and production.

(ix) Provide the basis for necessary future legislation pertaining to efficient shoreland management.

(2) Upon completion of the plan, the commission shall hold regional public hearings on the recommendations of the plan. Copies of the plan shall be submitted with the hearing records to the governor and the legislature.

Sec., 13. The department and commission may enter into an agreement jointly or separately or to make contracts with the federal government, other state agencies, local agencies or private agencies for the purposes of making studies and plans for the efficient use, development, preservation or management of the state's shoreland resources. Any study, plan or recommendation shall be available to a local agency in this state which has shoreland. The recommendations and policies set forth in the studies or plans shall serve as a basis and guideline for establishing zoning ordinances and developing shoreland plans by local agencies and the commission.

Sec. 14. For the purposes of this act, the department and the commission may receive, obtain or accept any moneys, grants or grants-in-aid for the purpose of research, planning or management of shoreland.

APPENDIX B

Model Zoning Ordinances for High Risk Erosion Areas

This paper includes model language designed to be used by local units of government desiring to adopt and enforce zoning regulations for designated erosion areas as authorized by the Shorelands Protection and Management Act, Act 245, Public Acts of 1970, as amended.

Two alternative zoning ordinance forms are included. Form A is designed for use by those units which currently have no zoning ordinance and wish only to regulate designated erosion areas. Form B is designed for use by those units which already have an adopted comprehensive zoning ordinance or are preparing a comprehensive ordinance for their jurisdiction.

Note: Comprehensive means an ordinance which covers the local units entire jurisdiction.

An additional option exists in those local units which already have or are preparing comprehensive zoning ordinances for their entire jurisdiction. The Shorelands Protection and Management Act and Rules requires regulation only on unplatted and undeveloped land. Many erosion areas are platted and/or developed. If a local unit wishes, these areas may also be regulated locally with a comprehensive ordinance.

Form A

A Model Zoning Ordinance for Units of Government wishing to Adopt Zoning Regulations for Designated Erosion Areas Only.

An ORDINANCE to establish minimum setbacks from bluff lines along Lake _____, within _____, to prevent property

Name of Lake _____ Name of Local Unit _____

loss or damage on designated high risk erosion areas, pursuant to the provisions of the Shorelands Protection and Management Act, Act 245, Public Acts of 1970, as amended; to provide for permits; to provide for the administration of this Ordinance; and for the official whose duty it shall be to enforce the provisions thereof; and to provide penalties for the violation of this Ordinance.

Note: A local unit of government has three zoning options:

- 1) Zone the entire shoreline. (Authority of Act 245 covers only designated high risk erosion areas).
- 2) Zone all designated high risk erosion areas.
- 3) Zone only undeveloped, unplatted high risk erosion areas. This is the minimum requirement of Act 245, P.A. of 1970, as amended.

Sec. 100 SHORT TITLE.

This Ordinance shall be known and may be cited as the Erosion Areas Zoning Ordinance of _____
Name of local unit.

Sec. 101 DEFINITIONS. As used in the Ordinance:

(A) BLUFF LINE means the edge or crest of the elevated segment of the shoreline above the beach or beach terrace which may be subjected to wave attack and normally present a precipitous front and inclines steeply on the water side. (Dunal terraces which accrete and erode depending on water level conditions would not be considered a bluff line.)

(B) STRUCTURE means a permanent residential, commercial, industrial, or other building or accessory building including septic tanks, tile fields and holding tanks, but not including stairways, docks, or erosion control structures.

(C) SETBACK means the required horizontal distance between every structure and the bluff line and shall be measured on the date construction begins.

(D) UNDEVELOPED means a continuous strip of land, 330 feet or more in length, upon which no structure exists. (If the local unit extends the coverage to developed and/or platted property, this definition can be deleted.)

Sec. 102 EFFECTIVE DATE.

This Ordinance shall take effect and be in force on the date following its approval by the Michigan Department of Natural Resources.

Sec. 103 EROSION AREA ZONES AND SETBACK REGULATIONS.

No structure shall be erected lakeward of the pertinent setback distance listed below.

| EROSION AREA ZONE | SETBACK |
|-------------------|------------|
| 1 | _____ Feet |
| 2 | _____ Feet |
| 3 | _____ Feet |
| 4 | _____ Feet |

(A) EROSION AREA ZONE 1 consists of _____
(Legal Description)

(B) EROSION AREA ZONE 2 consists of _____
(Legal Description)

(C) EROSION AREA ZONE 3 consists of _____
(Legal Description)

(D) EROSION AREA ZONE 4 consists of _____
(Legal Description)

Note: Each separate designated area should be numbered and described as shown above. The corresponding setback should be entered in the table. Include only as many zones as there are separate designated areas within the jurisdiction (city, village, township, or county).

Sec: 104 PERMITS.

Hereafter, no structure shall be erected (in any erosion area zone) until the person erecting such structure has obtained a permit from the administrator. The administrator shall issue said permit upon the submission of a written request together with a sketch drawn to scale, showing the bluff line and the distance between the bluff line and the proposed structure, provided that the proposed location of the structure is in compliance with this Ordinance.

Sec. 105 ADMINISTRATOR.

There is hereby established the office of the Administrator. The Administrator shall be appointed by the _____ and shall serve at their pleasure.
Governing Body

The Administrator may also serve in some other capacity as an employee or official. He shall administer the provisions of this Ordinance.

Sec. 106 VIOLATIONS AND PENALTIES.

Any person who violates the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than \$100 or imprisonment in the County Jail for not more than 30 days, or both, for each offense. Each and every day on which any violation is committed or permitted to continue shall constitute a separate offense. Any violation of this Ordinance is hereby declared to be a public nuisance, per se.

Form B

Model Ordinance Language for Units of Government with Comprehensive Zoning Ordinances in Force or Under Preparation.

1. Statement of Purpose - The opening statement of purpose should include the following language:

"To provide for setbacks in designated high risk erosion areas".

2. Definitions - The section of the Ordinance which sets forth definitions should include the following:

- a. BLUFF LINE means the edge or crest of the elevated segment of the shoreline above the beach or beach terrace which may be subjected to wave attack and normally present a precipitous front and inclines steeply on the water side. (Dunal terraces which accrete and erode depending on water level conditions would not be considered a bluff line.)
- b. STRUCTURE means a permanent residential, commercial, industrial, or other building or accessory building including septic tanks, tile fields and holding tanks, but not including stairways, docks, or erosion control structures.
- c. SETBACK means the required horizontal distance between every structure and the bluff line and shall be measured on the date construction begins.

d. UNDEVELOPED means a continuous strip of land, 330 feet or more in length, upon which no structure exists. (If the local unit extends the coverage to developed and/or platted areas, this definition can be deleted.)

3. Setback Requirements - In the "General Provisions" section of the Ordinance the following provisions should be added:

"No structure shall be erected lakeward of the pertinent setback distance listed below."

| EROSION AREA ZONE | SETBACK |
|-------------------|------------|
| 1 | _____ Feet |
| 2 | _____ Feet |
| 3 | _____ Feet |
| 4 | _____ Feet |

- (A) EROSION AREA ZONE 1 consists of _____
(Legal Description)
- (B) EROSION AREA ZONE 2 consists of _____
(Legal Description)
- (C) EROSION AREA ZONE 3 consists of _____
(Legal Description)
- (D) EROSION AREA ZONE 4 consists of _____
(Legal Description)

Note: Each separate area should be numbered and described as shown above. The corresponding setback should be entered in the table. Include only as many zones as there are separate areas within the jurisdiction (city, village, township, or county). A local unit may wish to include platted or developed high risk erosion areas in addition to areas designated by the DNR. Setback information for these areas may be obtained from DNR.

SECTION XIII. Flood Plain District - F.P.

Regulations have been established for this district to permit certain uses within the established flood plain area as designated by the Department of Housing and Urban Development on the Map Number HO-1 dated July 11, 1975. Actual limits of the special flood hazard area shall be as determined upon request by the Village Planning Commission.

A. Permitted Uses

The following uses having a low flood damage potential and not obstructing flood flows shall be permitted within the Flood Way District to the extent that they are not prohibited by any other ordinance and provided they do not require above ground that project above grade, fill or storage of materials or equipment. But no use shall adversely affect the capacity of the channels or flood ways of any tributary to the main stream, drainage ditch, or any other drainage facility or system.

1. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming and wild crop harvesting.
2. Industrial-commercial uses such as loading areas, parking areas, airport landing strips.
3. Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, hiking and horseback riding trails.
4. Residential uses such as lawn, gardens, parking areas and play areas.

B. Uses Permitted by Special Approval

1. Circuses, carnivals and similar transient amusement enterprises.
2. Extraction of sand, gravel and other materials for commercial purposes.
3. Railroads, streets,, public utility pipes and lines.
4. Other uses similar in nature as determined by the Planning Commission.

All requests for special approval uses shall be submitted in accordance with Section XXI of this ordinance and shall be regulated by the provisions of this ordinance and such other regulations as may be established by the Planning Commission.

C. District Regulations

1. No structure, deposit, obstruction or material shall unduly affect the capacity of the flood way or increase flood heights nor be placed or erected in such a manner that it may be relocated by the velocity of flood waters.
2. All structures shall be so designed to have a low flood damage potential.
3. Outdoor storage shall be screened from a surrounding use district by a fence, wall or screening barrier approved for design and construction by the Building Inspector.
4. The district regulations of adjacent use districts shall be imposed where appropriate as a condition of site plan approval.
5. Site plan review and approval shall be made by the Planning Commission prior to issuance of a building permit or compliance permit for any permitted or special approval use. The comments of the Police Chief, Fire Chief and Public Works Superintendent shall be sought by the Planning Commission prior to approval.

Site plans submitted shall be drawn to a scale of not smaller than 1" = 100' and shall contain the following information:

- Name, address and phone number of owner and designer.
- Date of submittal
- North point
- Boundary lines of the site with relationship to adjoining property and thoroughfares
- Property dimensions
- Natural features such as trees and water courses
- Topographical contours on a minimum of two foot intervals
- Existing buildings and structures on the proposed site, if any, and adjoining sites
- All proposed development features including structures, plantings, parking areas, ingress and egress and open space
- The right of way width of all abutting streets and alleys

D. Site Development Standards

Where it is the intent of this section to permit limited use of flood plain areas where feasible but not permit uses that will in any way restrict flows or create inconvenience or property damage to others, site development standards will have to be determined on an individual basis for each proposed use.

When deemed necessary by the Planning Commission the services of a professional engineer may be retained at the applicant's expense to evaluate proposed developments.

E. Area, Height, and Set Back Requirements - F.P. District

No structure shall be erected in the flood plain district that projects above the surrounding natural grade level.

Area and set back requirements shall be determined on an individual basis for each proposed project.

SECTION III

COMMUNITY PROFILE

V I L L A G E O F L E X I N G T O N

COMMUNITY PROFILE

=====

CHARTER: GENERAL LAW VILLAGE ACT OF 1895 EMPLOYER I.D. #: 38-6007186

YEAR OF INCORPORATION: 1855 ELEVATION: 623.0 LAND AREA: .75 SQUARE MILE

LOCATION: INTERSECTION OF STATE HIGHWAY M-25 AND M-90

=====

MILES FROM DETROIT: 82 PORT HURON: 21 BAY CITY: 88 FLINT: 90 PONTIAC: 79

POPULATION:

| | COMMUNITY | TOWNSHIP | COUNTY |
|---------------|-----------|----------|--------|
| 1970 CENSUS | 834 | 2494 | 35181 |
| 1980 CENSUS | 765 | 2958 | 40729 |
| 1985 ESTIMATE | * | * | * |

=====

MAJOR EMPLOYERS:

| FIRM | PRODUCT/SERVICE | EMPLOYEES |
|-----------------------------|------------------|-----------|
| ---- | ----- | ----- |
| FRASER MANUFACTURING | AUTOMOTIVE | 32 |
| CANTRICK CORPORATION | AUTOMOTIVE | 30 |
| U. S. MANUFACTURING COMPANY | AUTOMOTIVE | 100 |
| WINDJAMMER | RESTAURANT | * |
| KINSLEY'S OF LEXINGTON | HOME FURNISHINGS | 20 |

CIVILIAN LABOR FORCE: 283 PARTICIPATION RATE: 37% UNEMPLOYMENT: 14.8

MEDIAN FAMILY INCOME: \$13,958.00 YEAR ROUND HOUSING: 357 TOTAL HOUSING: 639

=====

MUNICIPAL SERVICES AND FACILITIES:

FIRE DEPARTMENT: VOLUNTEER. FIRE CLASSIFICATION I.S.O. 8

POLICE DEPARTMENT: PAID. THREE FULL TIME OFFICERS.

EMERGENCY MEDICAL SERVICE

RUBBISH SERVICE: MUNICIPAL PICK-UP.

MUNICIPAL LAKE FRONT MOBILE HOME PARK (13 ACRE)

PUBLIC LIBRARY: OPEN TO THE PUBLIC FIVE DAYS PER WEEK.

COMPREHENSIVE PLAN: ADOPTED 1985.

RECREATION PLAN ADOPTED 1985

ZONING: NEW ORDINANCE 1985.

UTILITIES:

=====

ELECTRIC: DETROIT EDISON

NATURAL GAS: S. E. MICHIGAN GAS CO.

TELEPHONE: MICHIGAN BELL

WATER: FOUR VILLAGE WELLS. 50,000 GALLON STORAGE TANK. PRESSURE 20-45 PSI.

SEWAGE TREATMENT: LAGOON SYSTEM. 8.5 MILLION GALLON STORAGE CAPACITY

EDUCATIONAL FACILITIES:

| | NUMBER | ENROLLMENT | TEACHERS |
|----------------|--------|------------|----------|
| ELEMENTARY K-6 | 1 | 1083 | 36 |
| JR. HIGH 7-8 | 1 | 360 | 24 |
| HIGH SCHOOL | 1 | 694 | 33 |
| VOCATIONAL | 1 | * | * |

FINANCIAL INFORMATION:

| | TAX BASE | | |
|------------------------------|----------|----------|--------|
| | VILLAGE | TOWNSHIP | COUNTY |
| STATE EQUALIZED VALUATION:\$ | * | * | * |

MILLS LEVIED

| VILLAGE | TOWNSHIP | COUNTY | SCHOOL | I. S. D. |
|---------|----------|--------|--------|----------|
| 13.5 | 1.0 | 4.8127 | 28.18 | 3.15 |

* INFORMATION NOT AVAILABLE AT TIME OF PUBLICATION. TO BE ADDED.

SECTION IV

COMMUNITY DEVELOPMENT PLAN

VILLAGE OF LEXINGTON COMMUNITY DEVELOPMENT PLAN

1986 TO 1990

=====

COMMUNITY DEVELOPMENT AND HOUSING NEEDS FOR THE VILLAGE
HAVE BEEN ASSESSED AND THE FOLLOWING GOALS HAVE BEEN SET
FORTH AS A MEANS OF ACHIEVING THEM.

1. AN ADEQUATE HOUSING STOCK TO PURCHASE OR RENT.
 2. MORE EMPLOYMENT OPPORTUNITIES AT ALL SKILL LEVELS.
 3. INFRASTRUCTURE IMPROVEMENTS THAT WILL PROVIDE AFFORDABLE,
LONG TERM PUBLIC UTILITIES AND FACILITIES.
 4. EXPANSION OF RECREATIONAL FACILITIES .
-

PROPOSED SCHEDULE OF ACTIVITIES TO ALLEVIATE THESE NEEDS:

1986-87: CONSTRUCT FISH CLEANING STATION
PUBLIC AND PRIVATE RESOURCES SHOULD BE UTILIZED
TO CONSTRUCT AND MAINTAIN.

PUBLIC COULD INCLUDE STATE, COUNTY AND LOCAL.
PRIVATE WOULD INCLUDE SPORTS FISHING GROUPS.

| | |
|------------------------------|-------------|
| ESTIMATED COST TO CONSTRUCT: | 10,000.00 |
| " " TO EQUIP | : 15,000.00 |
| | ----- |
| | \$25,000.00 |

ANNUAL ESTIMATED COST TO MAINTAIN : \$10,000.00

1986-87: CONSTRUCT PAVING AND LANDSCAPING IMPROVEMENTS
IN THE VILLAGE HARBOR PARK.

FUNDING TO BE 50% LOCAL SHARE AND 50% DNR.
AN APPLICATION WILL ALSO BE SUBMITTED TO THE
MICHIGAN EQUITY FUND.

ESTIMATED COST TO CONSTRUCT: \$80,000.00

1986-87: CONSTRUCT 16 SR. CITIZEN HOUSING UNITS.
FUNDING TO BE PRIVATE INITIATIVE WITH FARMER'S HOME
AMINISTRATION LONG TERM FINANCING.

ESTIMATED COST TO CONSTRUCT: \$400,000.00

1987-88: CONSTRUCT NEW TENNIS COURTS AT VILLAGE HARBOR PARK
UTILIZING GENERAL FUND RECREATION RESERVE FUNDS AND
IMPROVE PARK # 1 WITH A NEW BALL FIELD, LANDSCAPING
AND BLEACHERS.

ESTIMATED COST TO CONSTRUCT: \$12,600.00

1987-88: CONSTRUCT NEW HIGH VOLUME WATER WELL AND RESERVOIR
UTILIZING 1985 AND 1986 WATER CAPITAL CONNECTION
CHARGE FEES AND 1987 PREPAID CAPITAL CHARGES.

ESTIMATED COST TO CONSTRUCT: \$300,000.00

1988-89: CONSTRUCT BEACH IMPROVEMENTS, LANSCAPING AND
CONCESSION FACILITIES AT VILLAGE OWNED 22 ACRE
RESORT FACILITY.

SOURCE OF FUNDING TO BE REVENUE BOND ISSUE AND
CONCESSION CONTRACTS.

ESTIMATED COST TO CONSTRUCT: \$250,000.00

DATE OF ADOPTION

VILLAGE CLERK

SECTION V

RECREATION PLAN

* * * * *
*
*
* VILLAGE OF LEXINGTON *
* RECREATION PLAN *
* 1985-1990 *
* * * * *

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TRANSMITTAL

DATE: FEBRUARY 26, 1985

TO: SANILAC COUNTY PLANNING COMMISSION
COUNTY COURT HOUSE
SANDUSKY, MI 48471

FROM: VILLAGE OF LEXINGTON
7227 HURON
LEXINGTON, MI 48450

BY: JOSEPH RZEPKA, PRESIDENT

ENCLOSURES: VILLAGE OF LEXINGTON 1985-1990 RECREATION PLAN

FOR: REVIEW AND COMMENT.

TRANSMITTAL

DATE: FEBRUARY 26, 1985

TO: EAST CENTRAL MICHIGAN PLANNING & DEVELOPMENT REGION
BOX 930
SAGINAW, MI 48607

FROM: VILLAGE OF LEXINGTON
7227 HURON
LEXINGTON, MI 48450

BY: JOSEPH RZEPKA, PRESIDENT

ENCLOSURES: VILLAGE OF LEXINGTON 1985-1990 RECREATION PLAN

FOR: REVIEW AND COMMENT.

A Special Meeting of the Common Council of the Village of Lexington was held this the 27th day of February, 1985. The meeting was called to order by President Joseph Rzepka.

ROLL CALL:

Present: Meloche, Parker, Walker, Wurmlinger, and Sayers.

Absent: Trapp.

Mr. Leonard Hool made a presentation of the 1985 - 1990 Recreation Plan to the Council.

RESOLUTION OF ADOPTION - RECREATION PLAN

MOVED BY PARKER, SUPPORTED BY WALKER: Whereas, the Village of Lexington has prepared a Plan to address the recreational needs of the community and the populace it serves and,

WHEREAS, the document entitled, "LEXINGTON FIVE YEAR PLAN FOR RECREATION" dated February 28, 1985, outlines the elements of the plan,

Be it resolved, that the Village Council does hereby adopt the FIVE YEAR PLAN and directs the Village Clerk to forward copies thereof to the MDNR, ECMPDR and the Sanilac County Planning Commission.

YEAS: Meloche, Parker, Walker, Wurmlinger, and Sayers.

NAYS: None.

MOVED BY PARKER, SUPPORTED BY WALKER: That this meeting be adjourned.

DAVID X. REGAN
VILLAGE CLERK

COMMUNITY DESCRIPTION

THE VILLAGE OF LEXINGTON IS A SMALL CULTURAL, RECREATIONAL AND SERVICE CENTER FOR A LARGE AREA (APPROXIMATELY 75 SQUARE MILES, SEE MAP B), BORDERING THE WEST SHORE OF MICHIGAN'S LAKE HURON. THE INCORPORATED AREA CONTAINS APROXIMATELY ONE HALF OF A SECTION OF LAND. UNTIL DEVELOPMENT OF THE HARBOR AND DOCKAGE FACILITY IN THE VILLAGE AND THE HIGHLY SUCCESSFUL SALMON PLANTINGS IN THE LAKE, THE COMMUNITY AND AREA WAS MAINLY AN ATTRACTION FOR SUMMER RESORTERS, WHO OWNED OR RENTED COTTAGES IN AND AROUND LEXINGTON.

THE 1980 CENSUS SHOWS TOTAL HOUSING UNIT COUNT WITHIN THE VILLAGE TO BE 639 AND IDENTIFIES 357 OF THEM AS YEAR ROUND UNITS. IN NEARBY LEXINGTON AND WORTH TOWNSHIPS THE SAME COMPARISON SHOWS LEXINGTON TOWNSHIP WITH 1763 HOUSING UNITS, OF WHICH 1183 ARE YEAR ROUND AND WORTH TOWNSHIP WITH 2505, OF WHICH 1235 ARE YEAR ROUND. THESE FIGURES, HISTORICALLY, REFLECTED A COMPARISON OF YEAR ROUND POPULATION TO SUMMER POPULATION, AS SIGNIFICANTLY INCREASING SEASONALLY. IF THE PERCENTAGES ARE APPLIED TO THE POPULATION COUNT, THEN THE FOLLOWING TABLE WOULD SHOW THE INCREASE OF SUMMER RESIDENTS

| 1980 CENSUS | LEXINGTON | LEXINGTON TOWNSHIP | WORTH TOWNSHIP |
|-----------------------|-----------|--------------------|----------------|
| TOTAL HOUSING | 639 | 1763 | 2505 |
| YEAR ROUND UNITS | 357 | 1183 | 1235 |
| SEASONAL UNITS | 282 | 580 | 1270 |
| % OF SUMMER INCREASE | 78.9 | 49.0 | 97.2 |
| YEAR ROUND POPULATION | 765 | 2958 | 3058 |
| SUMMER POPULATION | 1368 | 4407 | 6030 |

THE MAJOR PORTION OF THIS SUMMER POPULATION INCREASE GRAVITATES TOWARDS THE VILLAGE OF LEXINGTON FOR RECREATION FACILITIES. ADDITIONALLY, THE COMMUNITY IS FACED WITH A GREATER INFLUX BECAUSE OF THE HARBOR FACILITY AND FISHERY.

WITH A TOTAL TAX BASE OF JUST OVER \$8,000,000.00 AND AN ANNUAL BUDGET OF ONLY \$385,000.00 FOR ALL GENERAL FUND OPERATIONS, THE VILLAGE IS HARD PRESSED TO PROVIDE RECREATIONAL FACILITIES FOR THE INCREASED LOAD THAT CAN BE EXPECTED.

THE LOCATION OF LEXINGTON, AT THE INTERSECTIONS OF STATE HIGHWAYS M-90 AND M-25, JUST 20 MILES NORTH OF THE NORTHERN TERMINATION OF INTERSTATE 94, HAVE HELPED TO MAKE THE COMMUNITY POPULAR AS A RESORT CENTER AND THIS EASY ACCESS IS CONTRIBUTING TO THE INCREASE OF FISHERMEN AND BOATERS, TO THE AREA.

A RECENT SURVEY OF THE LEXINGTON AREA MERCHANTS & CITIZENS ASSOCIATION ROSTER SHOWED A MEMBERSHIP OF 149 AND A TOTAL EMPLOYED WORKFORCE OF 590 FULL TIME, 103 PART TIME AND 66 SEASONAL EMPLOYEES.

MEMBERSHIP IN THE ASSOCIATION IS COMPRISED OF A WIDE REPRESENTATION, INCLUDING INDUSTRY, RETAIL, SERVICE, FINANCIAL, CONSTRUCTION, PROFESSIONAL, RELIGIOUS AND GOVERNMENTAL AGENCIES. THE MEMBERSHIP IS PRIMARILY DERIVED FROM THE INFLUENCE AREA DELINEATED ON MAP B. A PERIODIC NEWSLETTER IS PUBLISHED BY THE ASSOCIATION AND A GREAT DEAL OF COHESIVE EFFORT IS PUT FORTH BY THIS GROUP, FOR THE BETTERMENT OF THE AREA.

COMPARISONS OF POPULATION CHARACTERISTICS HAVE BEEN SET FORTH ON THE FOLLOWING PAGE AS THEY COMPARE TO THE INCORPORATED AND UNINCORPORATED PORTIONS OF THE INFLUENCE OR SERVICE AREA. THE CORRESPONDING STATISTICS FOR THE COUNTY AS A WHOLE HAVE ALSO BEEN INCLUDED.

THE FIGURES SHOWN ARE NON-ADJUSTED, AS TAKEN FROM THE 1980 CENSUS TAPES.

POPULATION CHARACTERISTICS FOR LEXINGTON AND SURROUNDING AREA

| 1980 CENSUS | LEXINGTON VILLAGE | LEXINGTON TOWNSHIP | WORTH TOWNSHIP | SANILAC COUNTY |
|------------------------------|----------------------|-----------------------|-------------------|-------------------|
| POPULATION | 765 | 2958 | 3058 | 40789 |
| % UNDER 18 | 19.5 | 27.4 | 27.2 | 31.2 |
| % OVER 18 | 80.5 | 72.6 | 72.8 | 68.8 |
| % OVER 65 | 26.9 | 16.6 | 17.4 | 13.9 |
| MEDIAN AGE | 44.4 | 34.6 | 36.7 | 30.5 |
| % FEMALE | 54.8 | 51.6 | 50.9 | 50.7 |
| MEDIAN VALUE OF HOUSING | \$31,200. | \$34,600 | \$31,200. | \$31,000. |
| MEDIAN INCOME- HOUSEHOLDS | \$11,250. | \$12,840. | \$14,113. | \$14,590. |
| MEDIAN INCOME- FAMILIES | \$13,958. | \$14,971 | \$16,048. | \$16,629. |
| PER CAPITA INCOME | 6,557. | 6,120. | 6,290. | 5,934. |
| PERSONS BELOW POVERTY INCOME | 90 | 220 | 257 | 4,679 |

ADMINISTRATIVE STRUCTURE

THE VILLAGE OF LEXINGTON OPERATES UNDER THE GENERAL LAW VILLAGE ACT OF 1897 AS AMENDED.

BEING A SMALL COMMUNITY WITH LIMITED FINANCIAL RESOURCES, IT IS NECESSARY THAT THE ELECTED OFFICIALS, WHO ARE PAID A TOKEN ANNUAL FEE FOR THEIR SERVICE, ARE REQUIRED TO FUNCTION IN MANY CAPACITIES.

THE STATE ACT ALLOWS FOR THE ANNUAL APPOINTMENT OF COMMITTEES OF THE COUNCIL TO CARRYOUT THE FUNCTIONS THAT IN LARGER VILLAGES AND CITIES, ARE ASSIGNED TO PAID PERSONNEL. WHEREAS, THE ACT ALSO PRECLUDES ADDITIONAL PAYMENT TO THE ELECTED OFFICIALS, FOR THESE SERVICES, WHICH, AS A PRACTICAL MATTER, THE SMALL COMMUNITIES CANNOT AFFORD ANYWAY, IT BECOMES NECESSARY TO HIRE PARTTIME PROFESSIONAL SERVICES TO A VERY LIMITED EXTENT AND FOR EACH COUNCIL PERSON TO ACCEPT AND CARRY OUT MANY OF THE TASKS, THAT IN LARGER COMMUNITIES, PROVIDE FULL TIME EMPLOYMENT.

BECAUSE OF PRIDE IN AND DEDICATION TO THESE SMALL COMMUNITIES, BY MOST ELECTED OFFICIALS, THIS SYSTEM HAS WORKED VERY SUCCESSFULLY IN LEXINGTON AND ELSEWHERE.

THE VILLAGE OFFICIALS, IN THE PAST FIVE YEARS, HAVE UNDERTAKEN TWO PROJECTS THAT CLEARLY DEMONSTRATE THEIR ABILITY TO ADMINISTER. THE FIRST PROJECT WAS CONSTRUCTION OF A NEW TOWN HALL THAT INVOLVED A COOPERATIVE EFFORT BY OFFICIALS FROM BOTH THE VILLAGE AND THE TOWNSHIP. THE PROJECT INCLUDED FUNDING GENERATED BY AN ANNUAL FIXED RENTAL RATE TO THE JOINT OWNERS AND BONDING THROUGH THE FARMERS HOME ADMINISTRATION. TOTAL COST OF THE PROJECT WAS CLOSE TO \$300,000.00.

IN 1984 THE VILLAGE UNDERTOOK AND IS NEARING COMPLETION OF A \$900,000.00 IMPROVEMENT TO THEIR SEWER COLLECTION AND TREATMENT SYSTEM. HALF OF THE MONEY WAS OBTAINED THROUGH A SMALL CITIES GRANT AND THE BALANCED RAISED THROUGH ANOTHER FmHA BOND ISSUE.

ADMINISTRATION OF THESE PROJECTS WILL BE HANDLED IN THE SAME MANNER, WITH THE COUNCIL AS A WHOLE MEETING TWICE MONTHLY TO REVIEW PROGRESS AND APPROVE PAYMENT OF BILLS. DAY TO DAY ADMINISTRATION OF THE PROJECTS WILL BE HANDLED THROUGH THE OFFICE OF THE VILLAGE PRESIDENT, AIDED BY THE FULL TIME VILLAGE ACCOUNTANT, PART TIME ADMINISTRATIVE CONSULTANT AND THE FULL TIME SUPERINTENDENT OF PUBLIC WORKS.

MUCH OF THE DATA BASE OF THE VILLAGE IS BEING COMPUTERIZED AND RECORDS KEEPING AND REPORTING WILL BE UNDERTAKEN NEXT. THE WORK AT THE PRESENT TIME IS BEING DONE BY THE ADMINISTRATIVE CONSULTANT OF THE VILLAGE BUT THE COUNCIL WILL BE CONSIDERING PURCHASE OF AN IN-HOUSE SYSTEM IN THE COMING FISCAL YEAR. PERSONNEL WILL BE TRAINED TO UTILIZE THE SYSTEM FOR TRACKING RECREATIONAL USEAGE OF THE FACILITIES AND STORING OTHER DATA FOR FUTURE ACCESS, THAT IS NECESSARY TO ACHIEVE MORE EFFECTIVE OPERATION OF THE VILLAGE.

THE VILLAGE ENJOYS A GOOD WORKING RELATIONSHIP WITH THE HARBOR MASTER WHO ADMINISTERS THE STATE FACILITIES IN LEXINGTON. HIS INPUT WAS SOUGHT AT THE ONSET OF THE VILLAGE HARBOR IMPROVEMENT AND LAISON WILL BE MAINTAINED WITH HIM ON THAT AND ALL OTHER PROJECTS THAT DIRECTLY OR INDIRECTLY EFFECT THE HARBOR AND MARINA FACILITY.

THE VILLAGE OF LEXINGTON IS PROUD OF WHAT HAS BEEN ACCOMPLISHED IN THE COMMUNITY THROUGH THE JOINT EFFORTS OF STATE, FEDERAL, COUNTY, TOWNSHIP AND LOCAL OFFICIALS AND FIRMLY BELIEVE THAT THEIR RECREATIONAL ACHIEVEMENTS ARE AND WILL CONTINUE TO BE BENEFICIAL, FAR BEYOND THE CORPORATE LIMITS OF LEXINGTON.

ACTION PROGRAM

LISTED BELOW IS A FIVE YEAR DESCRIPTION OF ACTIONS TO BE TAKEN,
INCLUDING A CAPITAL IMPROVEMENTS SCHEDULE.

1 9 8 5

FINAL PLANNING AND ENGINEERING DRAWINGS TO BE PREPARED FOR VILLAGE
HARBOR PARK.

| | |
|------------------------------|-------------|
| ESTIMATED COSTS FOR PLANNING | 1,500.00 |
| ENGINEERING DRAWINGS | 8,500.00 |
| | ----- |
| TOTAL | \$10,000.00 |

| | |
|--|----------|
| SOURCE OF FUNDS: VILLAGE GENERAL FUND RECREATION RESERVE | 5,000.00 |
| MDNR/LAND AND WATER CONSERVATION FUND | 5,000.00 |

1 9 8 6

CONSTRUCT ROADS, WALKS, PARKING, RELOCATE PICNIC SHELTER, INSTALL
LIGHTING AND LANDSCAPING IN VILLAGE HARBOR PARK.

| | |
|---|-------------|
| ESTIMATED COSTS FOR ROADS, WALKS, PARKING | 58,500.00 |
| RELOCATE PICNIC SHELTER | 3,500.00 |
| LIGHTING | 3,500.00 |
| LANDSCAPING | 12,000.00 |
| INSPECTION | 2,500.00 |
| | ----- |
| TOTAL | \$80,000.00 |

| | |
|--|-----------|
| SOURCE OF FUNDS: VILLAGE GENERAL FUND RECREATION RESERVE | 40,000.00 |
| MDNR/LAND AND WATER CONSERVATION FUND | 40,000.00 |

ACTION PROGRAM CONTINUED

1 9 8 7

| | |
|--|------------|
| CLEAR AND LANDSCAPE SOUTHERN SIDE OF VILLAGE PARK #1 | 3,000.00 |
| ACQUIRE AND INSTALL 3 SECTIONS OF ALUMINUM BLEACHERS | 3,600.00 |
| | <hr/> |
| TOTAL | \$6,600.00 |

SOURCE OF FUNDS: GENERAL FUND RECREATION RESERVE 6,600.00

1 9 8 8

| | |
|---|------------|
| CONSTRUCT TENNIS COURT AT VILLAGE HARBOR PARK | \$6,000.00 |
|---|------------|

SOURCE OF FUNDS: GENERAL FUND RECREATION RESERVE 6,000.00

1 9 8 9

| | |
|--|-----------|
| CONSTRUCT SHUFFLEBOARD COURTS AT VILLAGE HARBOR PARK | 3,000.00 |
| CONSTRUCT FISH CLEANING STATION | 10,000.00 |
| | <hr/> |
| TOTAL | 13,000.00 |

SOURCE OF FUNDS: GENERAL FUND RECREATION RESERVE 6,500.00
MDNR OR WATERWAYS COMMISSION 6,500.00

PLANNING AND BASIS FOR ACTION PROGRAM

RATIONALE FOR DEVELOPMENT AND HIGHEST PRIORITY FOR THE VILLAGE HARBOR PARK.

THE VILLAGE OF LEXINGTON IS EXPERIENCING A SIGNIFICANT INCREASE IN THE NUMBER OF VISITORS TO THE COMMUNITY DURING THE SPRING, SUMMER AND FALL MONTHS AND IN VIEW OF PROPOSED DEVELOPMENTS FROM THE PRIVATE SECTOR, THIS INFLUX WILL PROBABLY CARRY OVER AND CONTINUE THROUGH THE WINTER MONTHS.

WHERE LEXINGTON WAS ONCE A COMMUNITY THAT DOUBLED IN POPULATION DURING THE SUMMER MONTHS, IT IS NOW BECOMING AN AREA THAT OFFERS YEAR ROUND RECREATION AND AS THIS TREND CONTINUES THERE WILL BE AN INCREASED NEED FOR FACILITIES TO SERVE THE VISITORS AND AREA RESIDENTS

SOME OF THE FACTORS THAT INFLUENCE THE INCREASING FLOW OF VEHICULAR AND WATERWAY TRAFFIC INTO THE AREA INCLUDE THE SALMON FISHERY THAT HAS BECOME A SPRING-FALL ATTRACTION TO GREAT NUMBERS OF SPORTS FISHERMEN AND GUIDE BOATS THAT WORK OUT OF THE HARBOR, THE NEWLY CONSTRUCTED STONE BREAKWALL AND MARINA THAT IS OPERATED BY THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES WHICH ATTRACTS A LARGE NUMBER OF PEOPLE, WHO COME FROM GREAT DISTANCES, BY LAND AND WATER TO BOAT, FISH, SWIM AND SIGHTSEE.

THE NATURAL BEAUTY OF THE AREA WHICH FRONTS ON LAKE HURON AND THE UNDEVELOPED INLAND AREAS ARE ATTRACTIVE TO HIGH DENSITY, RESIDENTIAL LAND DEVELOPERS AND TO COMMERCIAL RECREATION TYPE DEVELOPMENTS SUCH AS CAMPER AND WILDERNESS PARKS.

THE AREA IS ALSO BECOMING MORE ATTRACTIVE TO INDUSTRIAL DEVELOPMENT BECAUSE OF THE AVAILABILITY OF WATER, SEWER, GAS AND GOOD LAND AND WATER TRANSPORTATION ROUTES.

PAST AND PRESENT MEMBERS OF THE VILLAGE COUNCIL RECOGNIZED THE NEED, THAT WAS GROWING, FOR IMPROVED AND EXPANDED RECREATIONAL FACILITIES A DECADE AGO AND BEGAN TO MAKE PLANS AND IMPROVEMENTS THEN.

TWO PROJECTS WERE UNDERTAKEN IN 1975 AND 1976, PARTIALLY FUNDED THROUGH MDNR PROGRAMS AND AN EFFORT WAS MADE AFTER COMPLETION TO CONTINUE WITH IMPROVEMENTS ON AN ANNUAL BASIS. UNFORTUNATELY, THE ECONOMIC SLUMP THAT AFFECTED MICHIGAN WAS FELT IN THE SMALL COMMUNITY OF LEXINGTON, WITH ITS LIMITED RESOURCES, AND IT WAS'NT UNTIL 1983 THAT SUFFICIENT FUNDING WAS AVAILABLE TO AGAIN CONSIDER CAPITAL IMPROVEMENTS AT THE VILLAGE OWNED PARKS. AN APPLICATION FOR THE VILLAGE HARBOR PARK WAS FILED WITH MDNR IN 1983 BUT WAS NOT FUNDED.

IN EARLY 1984 CONCERNED VILLAGE OFFICIALS ENLISTED THE HELP OF THE COASTAL MANAGEMENT PROGRAM REPRESENTATIVES TO LOOK AT THE PROPOSED IMPROVEMENTS AT THE VILLAGE HARBOR AND SEVERAL CONCEPTUAL RENDERINGS OF THE OVERALL DEVELOPMENT WERE PREPARED BY ONE OF THE OFFICIALS OF THE COASTAL MANAGEMENT OFFICE. THE DRAWINGS WERE PRESENTED AT A PUBLIC MEETING OF THE VILLAGE COUNCIL IN DECEMBER OF 1984 AND ONE OF THE RENDERINGS WAS SELECTED, BY THOSE PRESENT, AS BEING THE BEST USE OF THE AVAILABLE LAND.

IT WAS AT THIS TIME THAT THE COUNCIL DECIDED TO PURSUE LWCF FUNDING ASSISTANCE AGAIN AND AFTER CONSULTATION WITH THE COASTAL MANAGEMENT OFFICE, BEGAN LAYING THE GROUNDWORK FOR A MORE DEFINITIVE RECREATION PROGRAM, OVER TIME.

THE COUNCIL RECOGNIZED, THAT TIME CONSTRAINTS AND FINANCING WOULD REQUIRE AT LEAST TWO YEARS FOR IMPLEMENTATION AND COMPLETION OF THE VILLAGE HARBOR PARK IMPROVEMENTS AND HAVE SPREAD THAT PROJECT OVER THE YEARS 1985 AND 1986.

THE NEXT AREA OF CONCERN TO BE ADDRESSED BY THE COUNCIL WAS THE HIGH AMOUNT OF USAGE THAT PARK # 1, ON LESTER STREET RECEIVED.

THE TWO BALL DIAMONDS THERE WERE IN HIGH DEMAND BY THE MANY AREA LEAGUES AND RESERVATIONS WERE NECESSARY WELL IN ADVANCE OF EACH SEASON. THE LITTLE LEAGUE DIAMOND IS USED ALMOST DAILY AND THE OTHER DIAMOND IS SHARED BY THREE MEN'S LEAGUES, A CHURCH LEAGUE, A LADIES LEAGUE AND THE HIGHSCHOOL.

RECOGNIZING THAT THE PARK WAS BEING USED TO ITS FULLEST EXTENT, THE VILLAGE COUNCIL IN 1984 ACQUIRED AN ADDITIONAL TWO AND ONE HALF ACRES, ADJOINING THE EXISTING FACILITY, ON THE SOUTH SIDE. THE NEW PARCEL IS ABOUT 600' LONG BY 231' WIDE.

AS A PART OF THE VILLAGE FIVE YEAR PLAN, THE NEWLY ACQUIRED PARCEL WILL BE CLEARED AND LANDSCAPED IN 1987 AND ONE SECTION OF ALUMINUM BLEACHERS INSTALLED AT THE LITTLE LEAGUE FIELD. TWO ADDITIONAL SECTIONS WILL BE INSTALLED AT THE SOFTBALL FIELD.

THE NEXT AREA OF CONCERN THAT THE VILLAGE COUNCIL CONSIDERED WAS THE LIMITED AMOUNT OF PUBLIC TENNIS AREAS AVAILABLE.

A TENNIS COURT WAS CONSTRUCTED ABOUT TEN YEARS AGO, AT THE TOP OF THE HILL, ON THE VILLAGE HARBOR PARK SITE. THE LOCATION OF THE COURT IS AT THE SOUTHEAST INTERSECTION OF SIMONS AND DALLAS STREETS. PRESENT PLANNING CALLS FOR ANOTHER COURT TO BE CONSTRUCTED ADJACENT TO THE EXISTING ONE IN 1988. FINAL CONSTRUCTION OF THE 1986-87 IMPROVEMENTS TO THE VILLAGE HARBOR PARK MAY INFLUENCE THE ULTIMATE LOCATION OF THE TENNIS COURTS BUT FOR THE PRESENT, THE SIMONS STREET LOCATION APPEARS TO BE THE MOST LIKELY.

IN THE FIFTH AND FINAL YEAR OF THIS RECREATION PLAN THE VILLAGE OF LEXINGTON HAS SET TWO OBJECTIVES, ONE OF WHICH WILL BE DONE OF NECESSITY, IF THE MDNR DOES NOT TAKE ACTION SOONER. THIS WILL BE THE CONSTRUCTION OF A FISH CLEANING STATION.

AS OF THIS DATE THE MDNR HAS NOT DEMONSTRATED A STRONG INITIATIVE TOWARDS CONSTRUCTION OF SUCH A FACILITY. THIS NO DOUBT CAN BE ATTRIBUTED TO THE EXPENSE OF STAFFING AND MAINTAINING THE BUILDING TO INSURE AGAINST MISUSE AND VANDALISM. IT WOULD BE BETTER IF PRIVATE SECTOR INITIATIVE WOULD TAKE OVER THIS PROBLEM BUT NOTHING HAS RESULTED FROM PAST JOINT DISCUSSIONS THAT WERE HELD WITH SPORTSFISHERMAN GROUPS, MDNR AND VILLAGE OFFICIALS.

IN THE MEANTIME THE DISPOSAL OF FISH WASTES REMAINS A SERIOUS PROBLEM THAT MUST BE DEALT WITH.

THE VILLAGE PLANS TO DISCUSS THIS PROBLEM FURTHER, IN THE MONTHS AHEAD, WITH MDNR OFFICIALS AND HOPEFULLY A SOLUTION, WITHIN THE ECONOMIC MEANS OF ALL CONCERNED WILL BE FOUND. IF NOT, THE VILLAGE WILL HAVE TO PROCEED WITH SOME PLAN THAT WILL RESULT IN A FACILITY BEING CONSTRUCTED.

THE OTHER OBJECTIVE THAT THE VILLAGE HAS SET FOR THE FIFTH YEAR OF THEIR PLAN IS THE CONSTRUCTION OF SOME MORE SHUFFLE BOARD COURTS AT THE VILLAGE HARBOR PARK SITE

IN THE ENSUING YEARS OF THE PROGRAM A REEVALUATION WILL BE MADE EACH YEAR OF THE RECREATION PLAN AND IF DEVELOPMENT TRENDS DICTATE MODIFICATIONS TO MEET CURRENT NEED, THEY WILL BE MADE.

LEXINGTON RECREATION INVENTORY

PARK # OR NAME: PARK # 1.

LOCATION: LESTER STREET

SIZE OF SITE: 11.5 ACRES

INSTALLED EQUIPMENT: LIGHTED AND FENCED SOFTBALL FIELD, FENCED LITTLE LEAGUE DIAMOND, THREE SETS OF BLEACHERS.

SPECIAL FEATURES: 2 1/2 ACRES OF UNDEVELOPED AREA .

SCHEDULED ACTIVITIES: MEN'S SOFTBALL LEAGUE, WOMEN'S SOFTBALL LEAGUE, HIGH SCHOOL LEAGUE, CHURCH LEAGUE, LITTLE LEAGUE.

NON SCHEDULED ACTIVITIES: SCRUB-BALL, GENERAL RECREATION USES.

EQUIPMENT NEEDED: TWO SETS OF SWINGS, CLIMBER, SLIDE, TEETER TOTTERS, BLEACHERS.

ANNUAL BUDGET ALLOWANCE: \$11,548.00 TOTAL FOR BOTH PARKS.

FOR: LABOR, LIGHTS, SUPPLIES.

INVENTORIED BY: LEE NEWTON DATE: FEBRUARY 22, 1985

COMMENTS: DUE TO HEAVY SNOW SOME ITEMS MAY HAVE BEEN OVERLOOKED.

LEXINGTON RECREATION INVENTORY

PARK # OR NAME: VILLAGE HARBOR PARK

LOCATION: BETWEEN SIMON AND HURON STREET FROM DALLAS TO LAKE HURON

SIZE OF SITE: 6.5 ACRES

INSTALLED EQUIPMENT: CLIMBER, SLIDE, SIX SWINGS, TEETER TOTTER,
PICNIC SHELTER , BENCHES, BARBEQUES, TENNIS COURT.

SPECIAL FEATURES: TOILET AND SHOWERS, SANDY BEACH

SCHEDULED ACTIVITIES: NONE

NON SCHEDULED ACTIVITIES: BATHING, FISHING, PICNICING, GENERAL
RECREATION USES

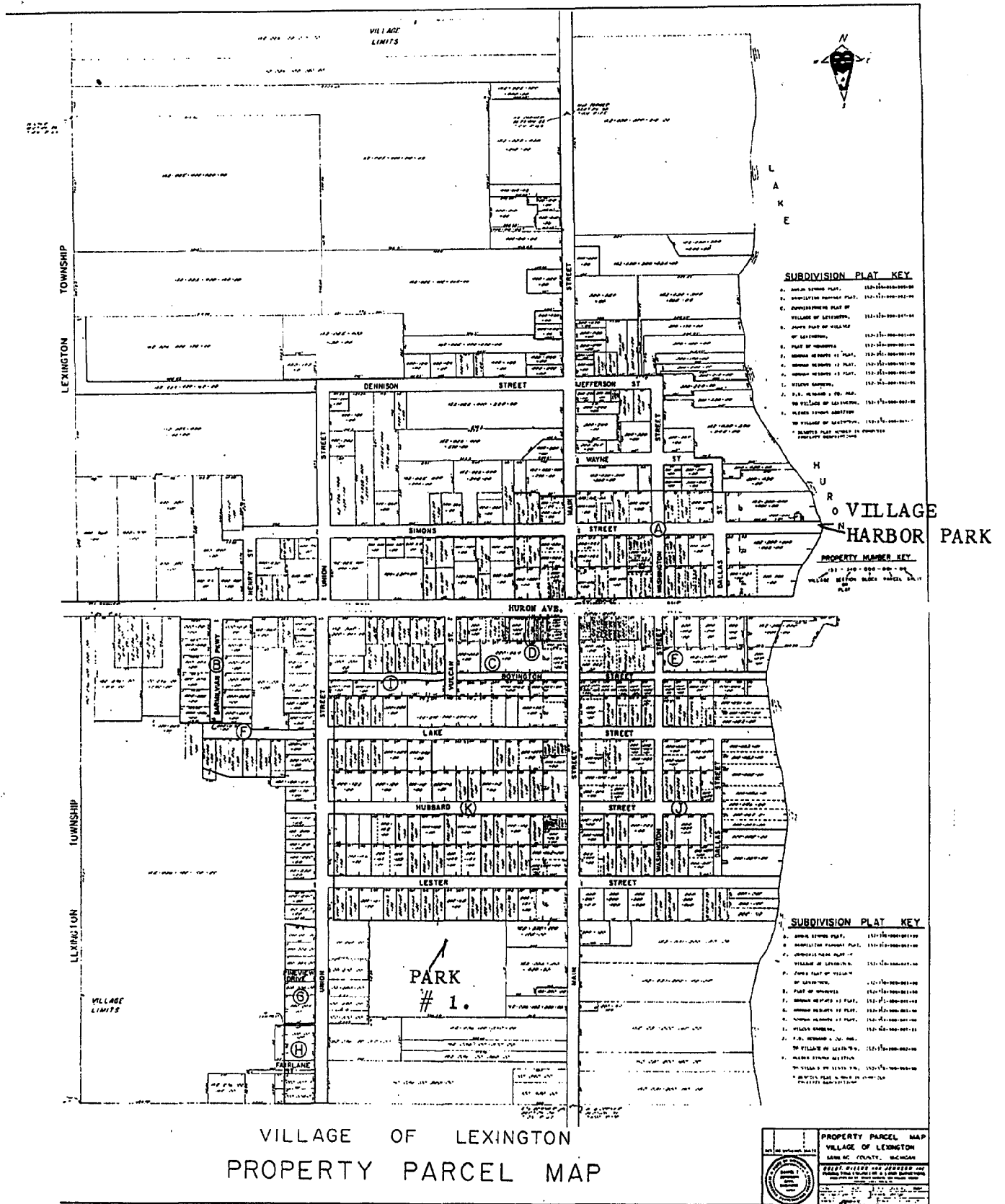
EQUIPMENT NEEDED: FISH CLEANING STATION, SHUFFLEBOARD COURT.

ANNUAL BUDGET ALLOWANCE: \$11,548.00 TOTAL FOR BOTH PARKS.

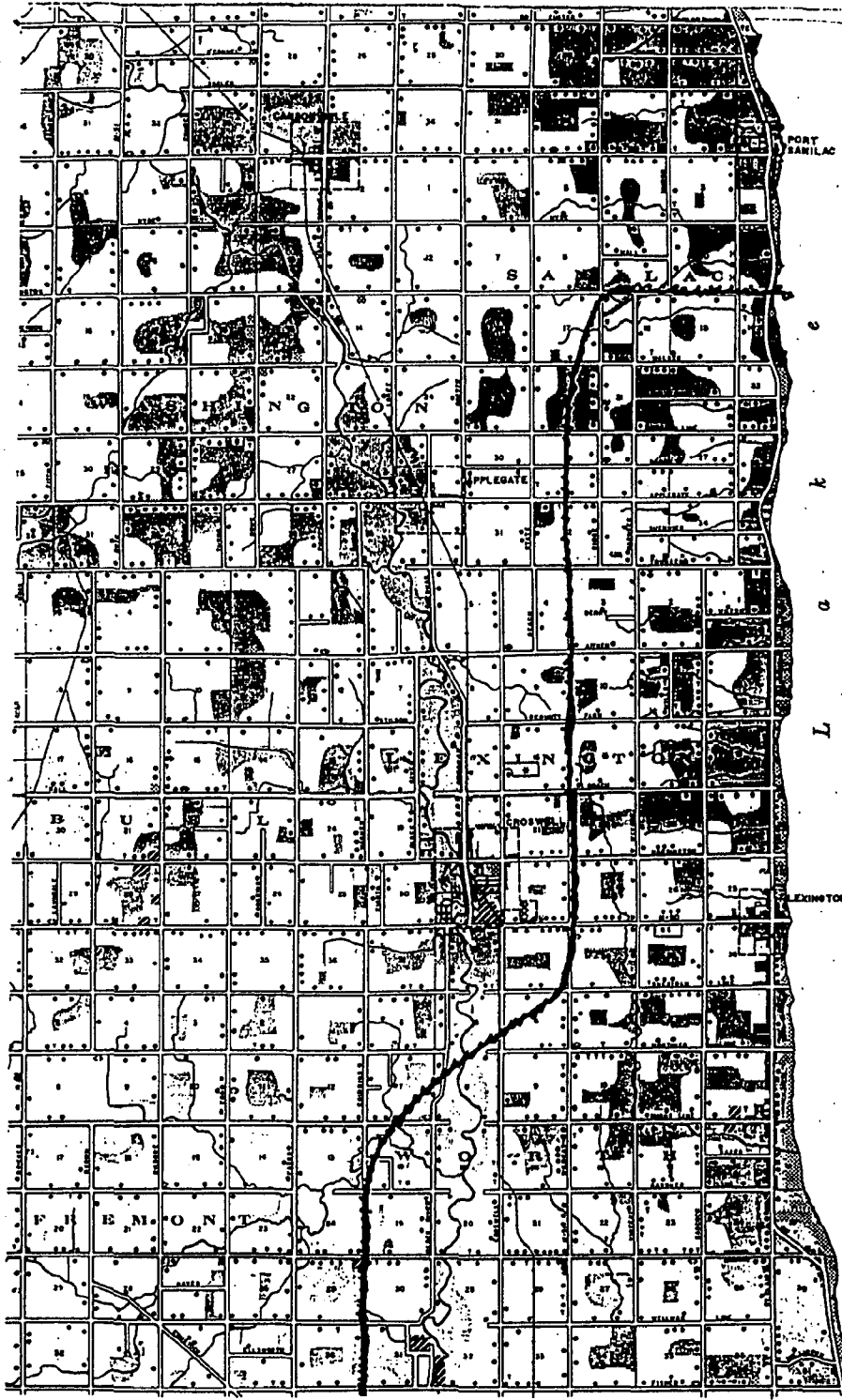
FOR: LABOR, LIGHTS, SUPPLIES.

INVENTORIED BY: LEE NEWTON DATE: FEBRUARY 22, 1985

COMMENTS: DUE TO HEAVY SNOW SOME ITEMS MAY HAVE BEEN OVERLOOKED.

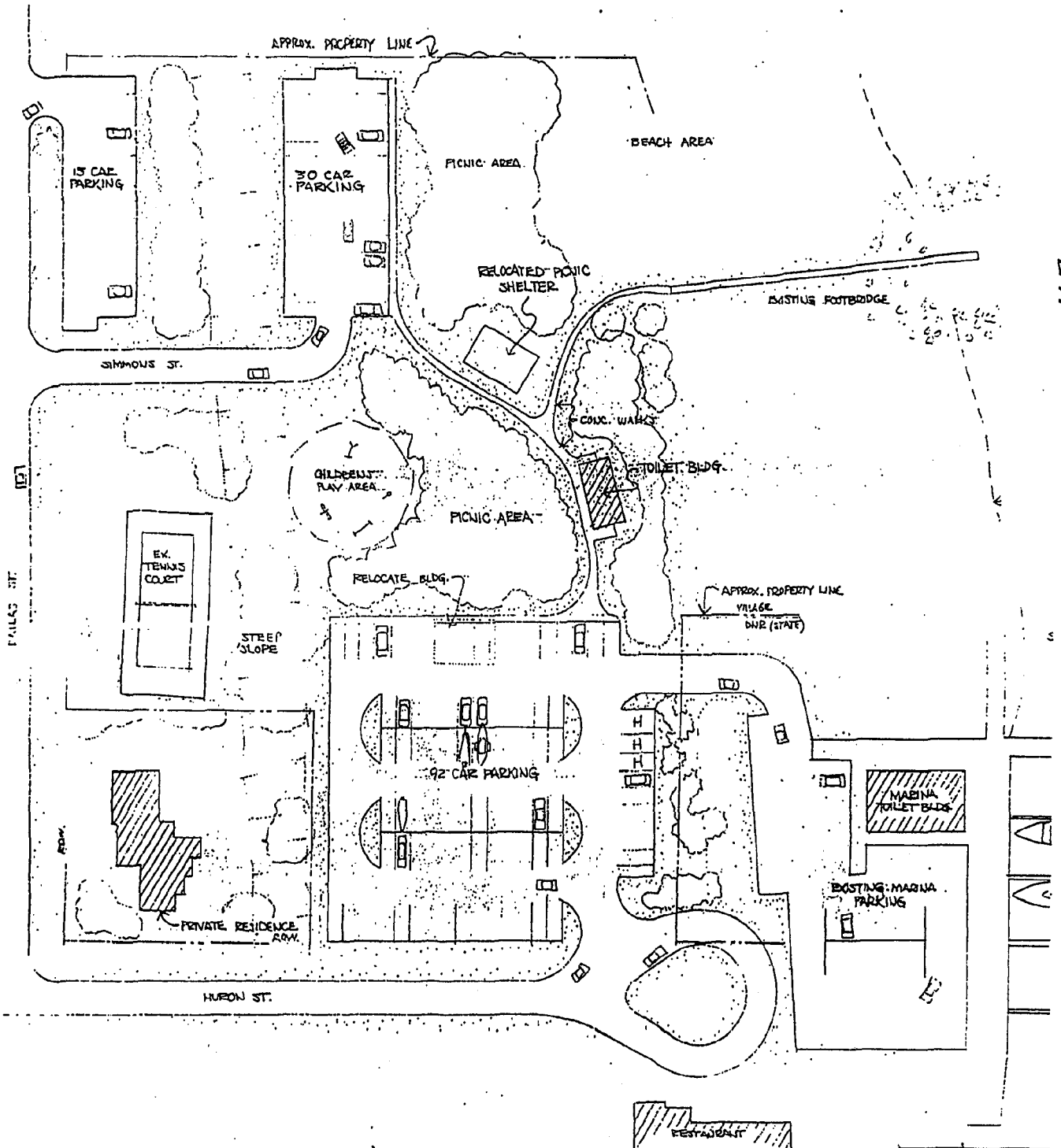


VILLAGE PARK SITES



LEXINGTON INFLUENCE AREA

LAKE HURON



PROPOSED 1985-86 PROJECT

PAGE 19

| | |
|---|--------------------------------------|
| A | POTEN |
| | LEXING |
| | DEPARTMENT OF COASTAL M. KESTL |

STATE OF MICHIGAN



JAMES J. BLANCHARD, Governor

DEPARTMENT OF NATURAL RESOURCES

STEVENS T. MASON BUILDING
BOX 30028
LANSING, MI 48909

RONALD O. SKOOG, Director

NATURAL RESOURCES COMMISSION
THOMAS J. ANDERSON
E. R. CAROLLO
MARLENE J. FLUHARTY
STEPHEN F. MONSMA
O. STEWART MYERS
RAYMOND POUPORE
HARRY H. WHITELEY

May 6, 1985

Mr. Joseph Rzepka
President
Village of Lexington
7227 Huron Ave.
Lexington, Michigan 48450

Dear Mr. Rzepka:

This letter is to certify that your community's Recreation Plan has been approved by the Michigan Department of Natural Resources. Your community is now eligible to participate in the Federal Land and Water Conservation Fund Program and compete for grant assistance. Your eligibility will extend for five full years and expire on December 31, 1990.

You may amend your plan at any time and as often as you wish between now and then. All amendments should be accompanied by evidence of approval by your local governing body. Please keep in mind that all projects proposed for grant assistance must be justified in your Plan and appear in the Capital Improvement Schedule of your Plan.

If you have any questions regarding this matter, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne L. Powers".

Jeanne L. Powers
Grants Coordinator
Recreation Services Division
(517) 373-1660

JP;dlg

SECTION VI

MDNR FUNDING APPLICATION 1985

**PRE-APPLICATION FOR
LAND AND WATER CONSERVATION FUND**

Under authority of P.L. 95-625, as amended
(Land and Water Conservation Fund Act of 1985)
All requested information must be provided
to qualify for participation in the program.

MAIL COMPLETED APPLICATION TO:
Michigan Department of Natural Resources
Recreation Services Division
Box 30028
Lansing, Michigan 48909

| FOR STATE USE ONLY | |
|--------------------|--------|
| DATE RECEIVED | |
| PROJECT NO. | REGION |

SEE ATTACHED INSTRUCTIONS FOR COMPLETING

| | | |
|--|---|---|
| 1. <input type="checkbox"/> ACQUISITION <input type="checkbox"/> ACQUISITION BY DONATION <input checked="" type="checkbox"/> DEVELOPMENT | | |
| 2. PROJECT TITLE Lexington Village Harbor Park | | |
| 3. BRIEF DESCRIPTION OF PROJECT Expansion and improvements to existing park | | |
| 4. TOTAL COST \$90,000. | 5. L & WCF SHARE \$45,000. | 6. LOCAL SHARE \$45,000. |
| 7. NAME OF GOV. UNIT Village of Lexington | | EMPLOYER I.D. NUMBER 38-6007186 |
| ADDRESS (Street, P.O. Box) 7227 Huron Ave. | | COUNTY Sanilac |
| CITY AND ZIP Lexington 48450 | | TELEPHONE (313)359-8631 |
| 8. NAME OF AUTHORIZED PROJECT REPRESENTATIVE (and title) Joseph Rzepka, President | | TELEPHONE (Between 8a.m-5p.m.) (313) 359-8631 |
| ADDRESS (Street, P.O. Box) 7227 Huron Ave. | | CITY, ZIP Lexington, 48450 |
| 9. LOCAL RECREATION PLAN ON FILE WITH DNR <input checked="" type="checkbox"/> YES Date of DNR approval 1975 <input type="checkbox"/> NO | 10. APPLICANT HAS OR WILL HAVE INTEREST IN SITE BY: <input checked="" type="checkbox"/> FEE SIMPLE <input type="checkbox"/> LEASE <input type="checkbox"/> OTHER | |
| 11. Has any land within the recreation area to be developed or expanded by the proposed acquisition been purchased since January 2, 1971? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| 12. SPECIFIC SOURCE OF LOCAL SHARE FUNDING General Fund | 13. TARGET DATES OF PROJECT (Month & Year) BEGIN: COMPLETE: | |
| 14. HAS THE LOCAL UNITS GOVERNING BODY AUTHORIZED THIS APPLICATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | 15. A-95 REVIEW BEGUN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| 16. HAS THIS PROJECT BEEN PRESENTED AT A PRE-ANNOUNCED PUBLIC MEETING? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| 17. CERTIFICATION: I certify that all statements on the pre-application form are true, complete and accurate to the best of my knowledge. | | |
| _____ SIGNATURE OF SPONSOR'S AUTHORIZED REPRESENTATIVE | February 11, 1985 DATE | |

PRE-APPLICATION FOR LAND AND WATER CONSERVATION FUND (Continued)

DEVELOPMENT PROJECTS ONLY

*(THE FOLLOWING ATTACHMENTS MUST BE SUBMITTED WITH THIS FORM)
(PREFERABLY 8½" x 11")*

- A. Attach project location map.
- B. Attach a site plan, including legal boundaries of park site.
- C. Attach preliminary floor plans and elevation drawings.
- D. Development projects only — attach copy of deed or lease covering park property to be developed.
- E. FILL OUT COST ESTIMATE BELOW:

| DEVELOPMENT ITEMS | COST | DEVELOPMENT ITEMS | COST |
|--|---------|-------------------|----------------|
| 1. Road - Walks - Parking | 58,500. | 8. | |
| 2. Picnic Shelter (relocate) | 3,500. | 9. | |
| 3. Landscaping | 12,000. | 10. | |
| 4. Lighting | 3,500. | 11. | |
| 5. Planning | 1,500. | 12. | |
| 6. Inspection | 2,500. | 13. | |
| 7. | | 14. Engineering | 8,500. |
| TOTAL PROJECT COST <i>(Same as Item 4, Page 1)</i> | | | 90,000. |

ACQUISITION PROJECTS ONLY

*(THE FOLLOWING ATTACHMENTS MUST BE SUBMITTED WITH THIS FORM)
(PREFERABLY 8½" x 11")*

- A. Attach a location map.
- B. Attach parcel map illustrating the parcel(s) to be acquired, and the legal description for the parcel(s).
- C. Attach preliminary site plan.
- D. ENTER PARCEL INFORMATION BELOW:

| NAME OF SELLER | ACREAGE | ACQUISITION DATE | EST. VALUE OF PARCEL | EST. RELO-CATION COSTS | COSTS |
|----------------|---------|------------------|--|------------------------|-------|
| 1. | | | | | |
| 2. | | | | | |
| 3. | | | | | |
| 4. | | | | | |
| 5. | | | | | |
| TOTAL | | | TOTAL PROJECT COST <i>(Same as Item 4, Page 1)</i> | | |

PRE-APPLICATION FOR LAND AND WATER CONSERVATION FUND (Continued)

1. What is your total operation and maintenance budget for parks and recreation facilities this year?
\$ 11,548.00

2. What is the estimated annual operation and maintenance cost of your proposed project?
Wages \$ 3500.; Supplies \$ _____; Utilities \$ 100.; Total \$ 3600.00

3. What will be the principal source of revenue for operation and maintenance of your proposed project?
 General Tax Revenues; Park & recreation millage; Park & recreation fees; Other

4. Are there any commercial recreation facilities in the area similar to the proposed project?
 Yes. If "yes," describe below No.

5. Is applicant's share of proposed project presently in budget for this, or next fiscal year?
 Yes. If "yes," provide copy. No. If "no," submit resolution (see Instructions).

6. Is project documented in the applicant's recreation plan as being needed?
 Yes. If "yes," give pages: 9-11 No.

7. Will a major item of the proposed project be the first such facility of its kind within the applicant's geographic boundaries?
 Yes. If "yes," describe below. No.

8. Is this project the highest priority of all projects submitted by applicant this year for a LWCF grant?
 Yes. No.

9. Is project site within 1/2 mile radius of any senior housing, low income housing, or minority neighborhood?
 Yes. If "yes," identify on project location map. No. One is to be constructed this year.
FmHA

10. Is project designed to protect some aesthetic, geologic, or natural feature?
 Yes. If "yes," describe below. No.

11. Is project site entrance within 500 feet of public transportation?
 Yes. No.

12. Will proposed development or acquisition create employment opportunities?
 Yes. If "yes," explain. No.
Indirectly, as a result of greater influx of people to the area to use the facility.

PRE-APPLICATION FOR LAND AND WATER CONSERVATION FUND (Continued)

13. Is project part of a downtown or urban waterfront redevelopment effort?

- Yes. No.

14. Does project include development of environmental education displays or facilities?

- Yes. If "yes," describe below. No.
-

15. Was a community recreation survey conducted as part of the plan?

- Yes. If "yes," cite reference from plan, page(s)____ No.

16. Is project a cooperative effort between applicant and another recreation provider?

- Yes. If "yes," explain. No.

State Waterways Harbor

17. Does the applicant have:

- A park and recreation commission; An advisory park and recreation board or committee;
 A full-time park and recreation director; A part-time park and recreation director; or
 A community-school director?

18. Will any part of the area to be developed or acquired be used for a purpose in addition to recreation?

- Yes. If "yes," explain below. No.
-

19. If project involves acquisition, answer items a. through d.

a. Acquisition will be by:

- Negotiated Purchase Eminent Domain Property Transfer Gift Other

b. Development of area to be acquired will commence:

- Within 2 years Sometime after 2 years

c. Will site be acquired for historic, professional or semi-professional athletic, indoor recreation development, school minimum acreage requirement, or game refuge or fish production purposes?

- Yes. No.

d. Does site contain any lodges, motels, cabins, restaurants, or similar facilities?

- Yes. No.

RIGNEY & TEEPLE
ATTORNEYS AND COUNSELLORS AT LAW
34 EAST SANILAC AVENUE
SANDUSKY, MICHIGAN 48471

CHARLES W. RIGNEY
DONALD A. TEEPLE, JR.

TELEPHONE:
648-2452
AREA CODE 313

December 15, 1975

Leonard Hool
5588 Rattle Run
St. Clair, Michigan 48079

Dear Mr. Hool:

In accordance with your request, I am enclosing herewith copy of Land Contract between the Wilhelms, Warnets and Zinks to The Village of Lexington, Michigan, dated June 27, 1956, for the sale and purchase of property in the Village of Lexington. We have been unable to locate a deed and as far as we can find, one has never been recorded. We have prepared a deed and are mailing same to the Village to have the vendors in the Land Contract sign it.

Very truly yours,

RIGNEY AND TEEPLE

By: Charles W. Rigney
Charles W. Rigney

CWR:kh

RECORDED IN DEEDS

LIBER 387 PAGE 46

WARRANTY DEED—SHORT—801 (REV. 1967)
(STATE COPY FORM)

Dept. of LAND RECORDS
LANSING, MICHIGAN

REAL ESTATE

03.30

RECEIVED FOR RECORD

1976 JAN 27 AM 10:54

LIBER NO. 387 PAGE NO. 46
REGISTER OF DEEDS
SANILAC COUNTY, MICHIGAN

This Indenture, made January 23rd 1976
between Joseph Wilhelm and Sandra Wilhelm, his wife, Eric Warnet,
and Alma Warnet, his wife, and Joseph Zink and Lois Zink, his wife,
all of Lexington, Michigan, Parties
of the first part
and The Village of Lexington, Michigan, incorporated under and by
the Laws of the State of Michigan, Party
of the second part

whose address is Lexington, Michigan
WITNESSETH That the said party of the first part, for and in consideration of \$ Three Thousand and no/100-
(\$3,000.00)-
to him in hand paid by the said party of the second part, the receipt whereof is hereby expressed and acknowledged, does by these presents, grant,
convey, sell, release, release, alien and confirm unto the said party of the second part, his heirs and assigns,
FOREVER, all that certain piece or parcel of land situate and being in the Township
of Lexington County of Sanilac and State of Michigan, and described as follows, to-wit:

Land situated in Town 10 North, Range 16 East, of Section 36,
more particularly described as Lot 167 R. Simons Plat and
beginning at the South East corner of Lot 172; thence South
515.10 feet, thence West 736.24 feet, more or less, thence
North 512.34 feet, thence East 733.61 feet, more or less, to
point of beginning.

Sanilac County Treasurer's Office
Sandusky, Mich. January 27, 1976
I hereby certify that all taxes which
by law are required to be returned to
this office, have been fully paid for the
five years preceding the date of said in-
strument as shown by the records of
this office.
Joseph A. Wilhelms
County Treasurer

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To Have and to Hold
the said premises, on herein described, with the appurtenances, unto the said party of the second part and to his heirs
and assigns, FOREVER. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and
agree to and with the said party of the second part, his heirs and assigns, that at the time of the delivery of these presents
he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever

and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,
except such as may have accrued by acts of Parties of the Second Part since June 27,
1956.

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.
In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in Presence of
David Regan
Kathe S. Colbeck

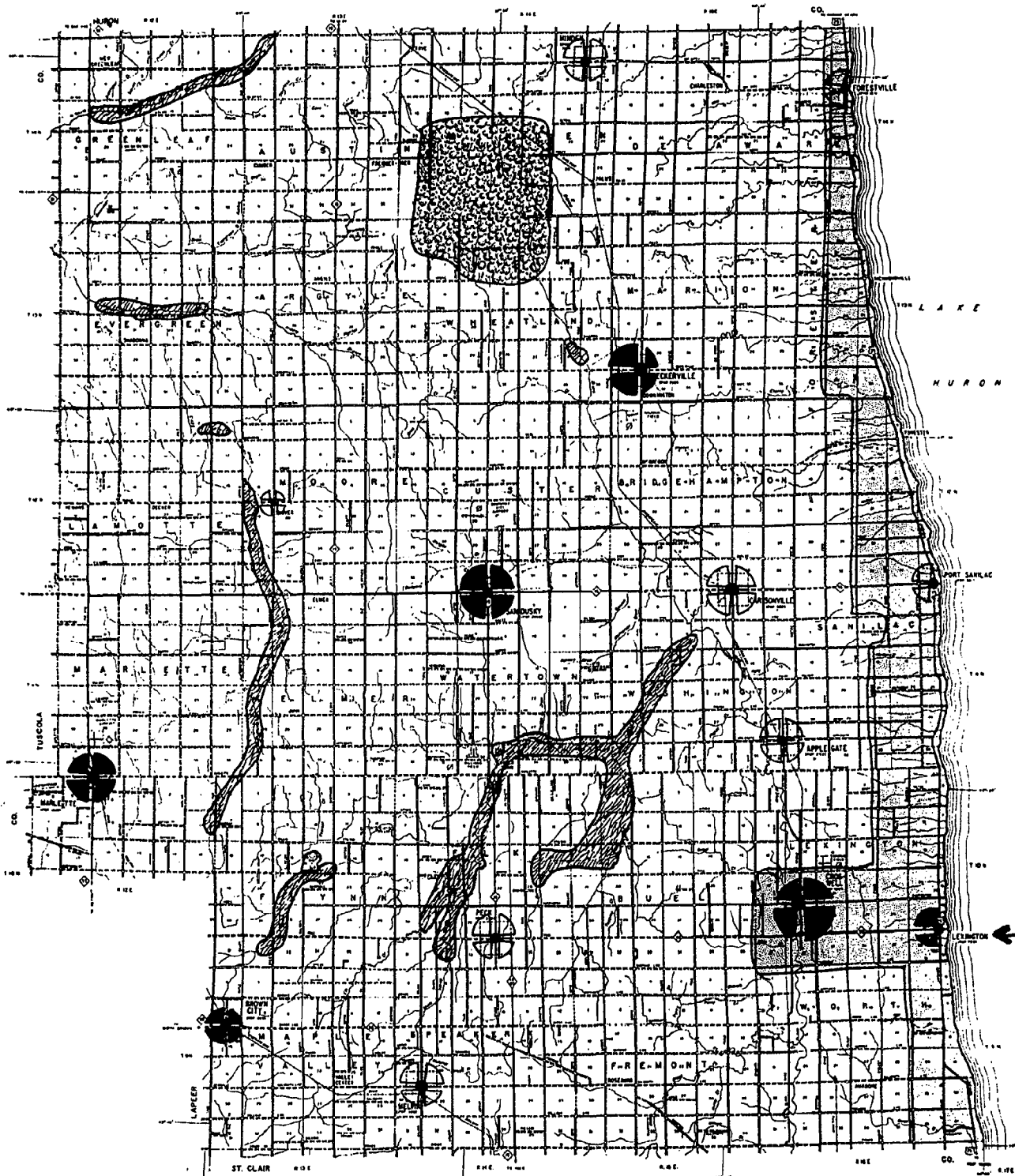
Joseph Wilhelm
Sandra Wilhelm
Eric Warnet
Alma Warnet
Joseph Zink
Lois Zink

STATE OF MICHIGAN, on January 23 1976.
COUNTY OF Sanilac, before me, a Notary Public, in and for said County, personally appeared
Joseph Wilhelm, Sandra Wilhelm, Eric Warnet, Alma
Warnet, Joseph Zink and Lois Zink
to me known to be the same persons as described in and who executed the within instrument, who
acknowledged the same to be their free act and deed.







Prepared By:
Rigney and Teeple, Attorneys at Law
Sanilac Avenue
Sandusky, Michigan 49871

Charles A. Teeple
Notary Public
Sanilac County, Michigan
My commission expires 2-6-1976

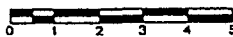
LOCATION MAP



DEVELOPMENTAL OBJECTIVES

-  Core Area- (less than 1000 population)
-  Core Area- (more than 1000 population)
-  Commercial center
-  State Game Area
-  Identified Flood Plain (potential developmental restrictions)
-  Shoreland Development Area

SCALE IN MILES



Arden • Bay • Clare • Gladwin • Gretchen • Huron • Isco • Isabella

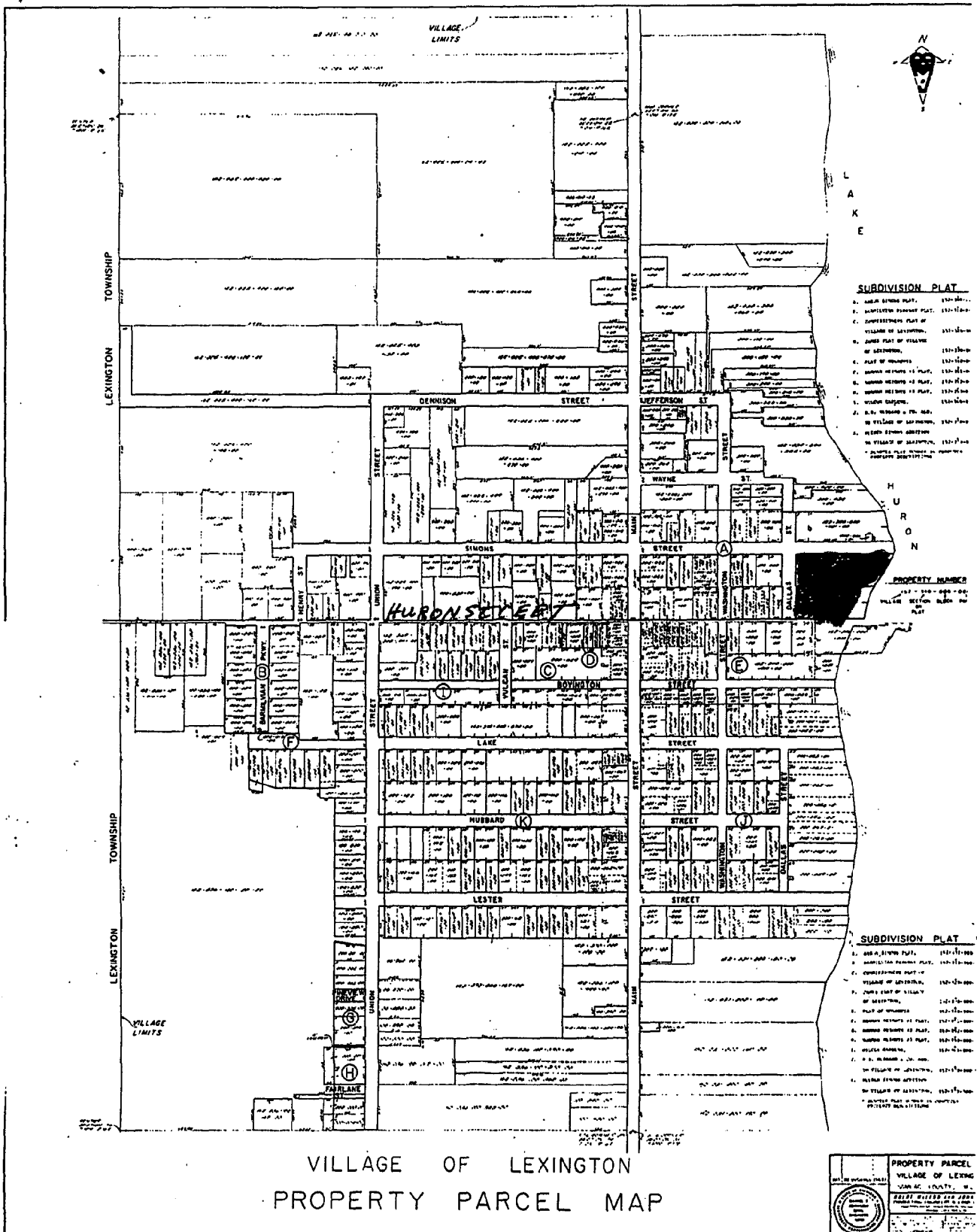


SANILAC COUNTY

Midland • Ogemaw • Roscommon • Saginaw • Sanilac • Tuscola



SITE LOCATION



SUBDIVISION PLAT

- 1. ADD A, BIVINS PLAT, 1511-1515-1516-1517-1518
- 2. ADD B, BIVINS PLAT, 1511-1515-1516-1517-1518
- 3. COMPREHENSIVE PLAT OF VILLAGE OF LEXINGTON, 1511-1515-1516-1517-1518
- 4. JAMES EAST OF VILLAGE OF LEXINGTON, 1511-1515-1516-1517-1518
- 5. PLAT OF WOODRUFF, 1511-1515-1516-1517-1518
- 6. JAMES WOODRUFF 11 PLAT, 1511-1515-1516-1517-1518
- 7. JAMES WOODRUFF 12 PLAT, 1511-1515-1516-1517-1518
- 8. JAMES WOODRUFF 13 PLAT, 1511-1515-1516-1517-1518
- 9. JAMES WOODRUFF 14 PLAT, 1511-1515-1516-1517-1518
- 10. JAMES WOODRUFF 15 PLAT, 1511-1515-1516-1517-1518
- 11. JAMES WOODRUFF 16 PLAT, 1511-1515-1516-1517-1518
- 12. JAMES WOODRUFF 17 PLAT, 1511-1515-1516-1517-1518
- 13. JAMES WOODRUFF 18 PLAT, 1511-1515-1516-1517-1518
- 14. JAMES WOODRUFF 19 PLAT, 1511-1515-1516-1517-1518
- 15. JAMES WOODRUFF 20 PLAT, 1511-1515-1516-1517-1518
- 16. JAMES WOODRUFF 21 PLAT, 1511-1515-1516-1517-1518
- 17. JAMES WOODRUFF 22 PLAT, 1511-1515-1516-1517-1518
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- 95. JAMES WOODRUFF 100 PLAT, 1511-1515-1516-1517-1518

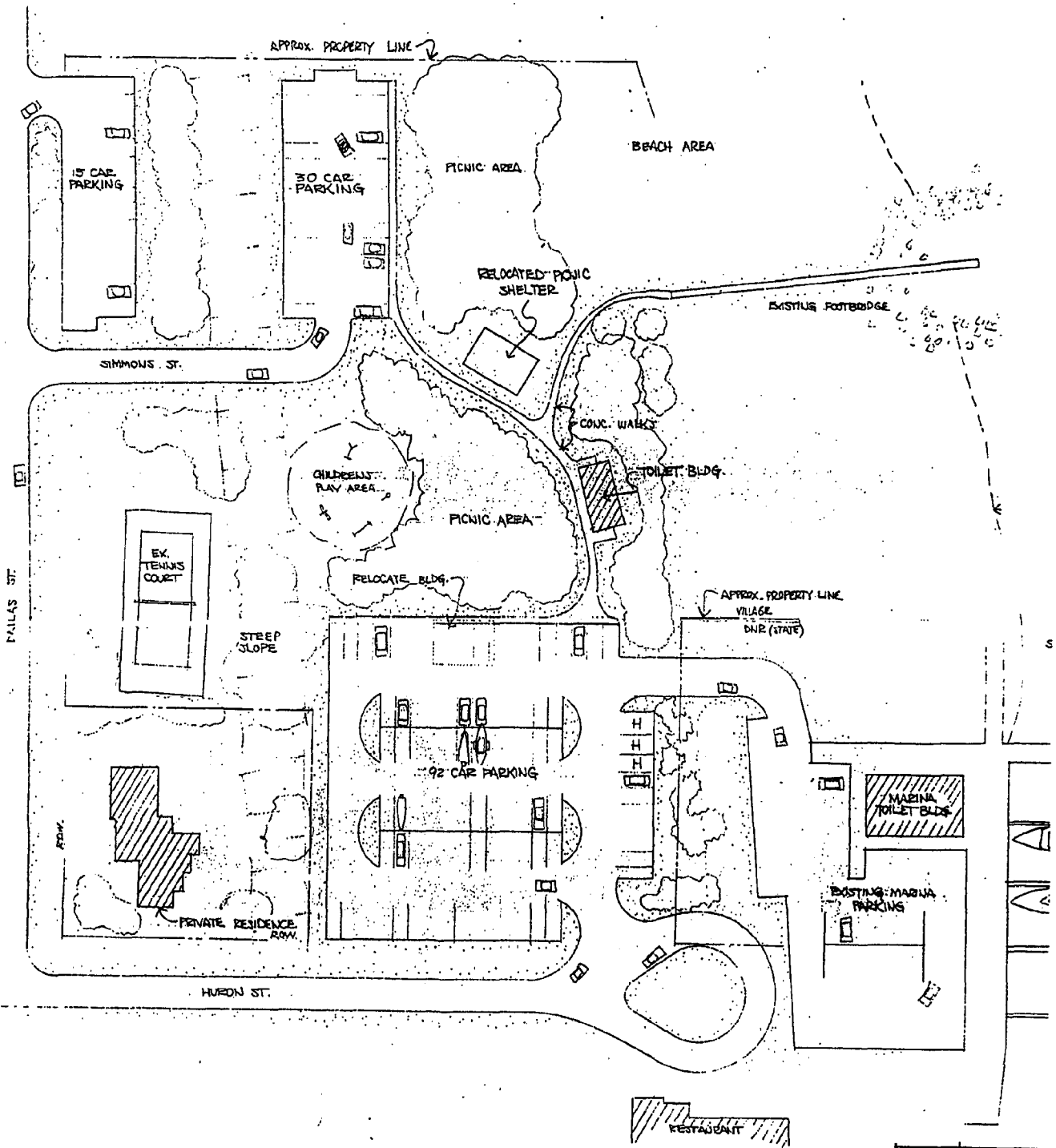
VILLAGE OF LEXINGTON
PROPERTY PARCEL MAP

PROPERTY PARCEL
VILLAGE OF LEXINGTON
VAN ARK COUNTY, MO.

1511-1515-1516-1517-1518

(Map Legend and Scale Information)

LAKE HURON



| | |
|----------|--|
| A | POTEN |
| | LEXING PERARTIME COASTAL M. KESSL |

**NOTICE OF INTENT
TO APPLY FOR FEDERAL ASSISTANCE**

This form is for the use of state agencies notifying the state clearinghouse of their intent to submit applications for federal assistance (Local applicants submitting notices of intent to the state clearinghouse under the provisions of U.S. Bureau of the Budget Circular No. A 95 may also use this form, if desired.) A completed Notice of Intent form should be forwarded to the state clearinghouse (Office of Planning Coordination, Lewis Cass Building, Lansing, Michigan 48913) for each such contemplated application. Notice should be given as far in advance of application preparation as possible.

| | |
|---|---------------------------|
| 1. Name of Project: <u>Lexington Village Harbor Park</u> | 2. Date: <u>2-8-85</u> |
|---|---------------------------|

3a. Identity of the applicant agency, organization, or individual:
Village of Lexington

3b. Indicate below the representative of the applicant to contact for additional information regarding this Notice:

| | | |
|----------------------|----------------------------------|-----------------------|
| <u>Joseph Rzepka</u> | <u>7227 Huron, Lexington, MI</u> | <u>(313) 359-8631</u> |
| Name | Address | Phone |

| | | |
|--|---|--|
| 4a. Federal agency from which assistance will be sought: <u>National Park Service</u> | 4b. Name of federal program: <u>Land & Water Conservation Fund</u> | 4c. Public Law or USC Number: <u>15.916</u> |
|--|---|--|

| | |
|--|--|
| 5. Estimated Cost: FEDERAL: <u>45,000.</u> STATE: _____ OTHER: <u>45,000.</u> TOTAL: <u>90,000.</u> | 6. Estimated date by which time the applicant expects to formally file an application: <u>March 1, 1985</u> |
| 7. Geographic location of the project to be assisted. (Indicate specific location as well as city or county. Attach map if necessary.) <u>Village of Lexington Sanilac County</u> | |

8. Brief description of the proposed project, which will enable the clearinghouses to identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:

8a. Type of Project: Park Improvement

8b. Purpose: To expand access and use of Village Park and State Marina

8c. General size or scale:
3 Acres

8d. Beneficiaries (kinds of persons or institutions benefited):

| | |
|--|--|
| 8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): | <p>PLEASE DO NOT WRITE IN THIS SPACE</p> <hr/> <p style="font-size: small;">SCH File No.</p> <hr/> <p style="font-size: small;">Date Received</p> |
|--|--|

STATE OF MICHIGAN



JAMES J. BLANCHARD, Governor

DEPARTMENT OF NATURAL RESOURCES

STEVENS T. MASON BUILDING
BOX 30028
LANSING, MI 48909

RONALD O. SKOOG, Director

NATURAL RESOURCES COMMISSION

THOMAS J. ANDERSON
E. R. CAROLLO
MARLENE J. FLUHARTY
STEPHEN F. MONSMA
O. STEWART MYERS
RAYMOND POUPORE
HARRY H. WHITELEY

October 26, 1984

Mr. Joe Rzepka
Village President
7227 Huron Avenue
Lexington, Michigan 48450

Dear Mr. Rzepka:

As you requested in our October 19, 1984 meeting, enclosed are two potential schemes for re-developing the Village Harbor Park. I hope that these schemes, plus the other five preliminary alternatives will describe the many potential solutions to the current use problems. I have also included some rough cost estimates which may help the Village decide.

It has been a pleasure working with you and the other villagers on this project, and I hope to see you again when and if your Coastal Management Grant is approved.

Sincerely,

Michael A. Kessler
Coastal Management Programs
Division of Land Resource Programs
(517) 373-1950

MAK:mmp

Enclosures

GENERAL COST ESTIMATES

SCHEME A

| | |
|---|-----------------|
| 1. ENTRANCE ROAD (22' WIDE) Gravel Base and Bituminous Surfacing | \$ 1,000 |
| 2. PARKING LOTS (GRAVEL BASE AND SURFACING) | |
| 15 Car Lot | 4,900 |
| 30 Car Lot | 17,800 |
| 92 Car Lot | 29,900 |
| 3. RELOCATE PICNIC SHELTER Concrete Pak 20' X 40' | 1,500 2,000 |
| 4. CONCRETE WALKS (4' WIDE X 700') | 4,900 |
| 5. LANDSCAPING (TREES, SHRUBS, ETC.) Sodding and Seeding | 5,000 2,000 |
| 6. MISCELLANEOUS Curbing, Posts, Etc. | 5,000 |
| 7. LIGHTING | 3,500 |
| TOTAL ESTIMATED COST | <u>\$77,500</u> |

SCHEME B

| | |
|--|-----------------|
| 1. ENTRANCE ROAD | \$ 3,600 |
| 2. PARKING LOTS | |
| 44 Car Lot | 14,300 |
| 53 Car Lot | 17,200 |
| 3. CONCRETE WALKS (4' X 900') | 6,300 |
| 4. LANDSCAPING (TREES, SHRUBS, ETC.) Sodding, Seeding | 5,000 2,000 |
| 5. MISCELLANEOUS Curbing, Posts, Etc. | 4,000 |
| 6. LIGHTING | 3,500 |
| TOTAL ESTIMATE COST | <u>\$59,900</u> |

NOTICE

THE LEXINGTON VILLAGE COUNCIL WILL CONDUCT A PUBLIC HEARING ON MONDAY, FEBRUARY 11, 1985 IN THE COUNCIL CHAMBERS AT THE TOWN HALL AT 8.00 P.M.

THE PURPOSE OF THE HEARING IS TO REVIEW THE PROPOSED PRE-APPLICATION THAT IS BEING PREPARED FOR SUBMITTAL TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES.

THE PRE-APPLICATION IS SEEKING A GRANT THROUGH THE FEDERAL LAND AND WATER CONSERVATION FUND FOR THE PURPOSE OF MAKING PARKING AND BEAUTIFICATION IMPROVEMENTS TO THE PUBLIC BEACH, PICNIC AND RECREATION AREA, LOCATED ON LAKE HURON, IN THE VILLAGE OF LEXINGTON.

THE PUBLIC IS INVITED TO ATTEND, HEAR THE PROPOSAL AND SUBMIT THEIR COMMENTS FOR CONSIDERATION, PRIOR TO SUBMITTAL OF THE PRE-APPLICATION.

DAVID X REGAN
VILLAGE CLERK

PUBLISH ONCE ON OR BEFORE JANUARY 30, 1985

ALSO POST AT TOWN HALL AND POSTOFFICE.

A Public Hearing was held this the 11th day of February, 1985, in the Council Chambers at the Town Hall. The meeting was called to order by President Joseph Rzepka.

ROLL CALL:

Present: Sayers, Walker, Wurmlinger, Trapp, Meloche, and Parker.
Absent: None.

PRE-APPLICATION TO MICHIGAN DEPARTMENT OF NATURAL RESOURCES

MOVED BY WALKER, SUPPORTED BY SAYERS: That a resolution for the pre-application seeking a grant through the Federal Land and Water Conservation Fund for the purpose of making parking and beautification improvements to the public beach, picnic and recreation area, located on Lake Huron, in the Village of Lexington, be approved. Motion Carried.

YEAS: Sayers, Walker, Wurmlinger, Trapp, Meloche, and Parker.
NAYS: None.

MOVED BY PARKER, SUPPORTED BY WURMLINGER: That this meeting be adjourned.

DAVID X. REGAN
VILLAGE CLERK

SECTION VII

MICHIGAN EQUITY APPLICATION 1985

A Public Hearing was held this the 11th day of February, 1985, in the Council Chambers at the Town Hall. The meeting was called to order by President Joseph Rzepka.

ROLL CALL:

Present: Sayers, Walker, Wurmlinger, Trapp, Meloche, and Parker.
Absent: None.

PRE-APPLICATION TO MICHIGAN DEPARTMENT OF NATURAL RESOURCES

MOVED BY WALKER, SUPPORTED BY SAYERS: That a resolution for the pre-application seeking a grant through the Federal Land and Water Conservation Fund for the purpose of making parking and beautification improvements to the public beach, picnic and recreation area, located on Lake Huron, in the Village of Lexington, be approved. Motion Carried.

YEAS: Sayers, Walker, Wurmlinger, Trapp, Meloche, and Parker.
NAYS: None.

MOVED BY PARKER, SUPPORTED BY WURMLINGER: That this meeting be adjourned.

DAVID X. REGAN
VILLAGE CLERK

Applicant No. 860323

APPLICATION FORM

MICHIGAN EQUITY PROGRAM

FY 1985-86

Date: September 30, 1985

Michigan Department of Commerce
Local Services Division
6500 Mercantile Way, Suite 2
Lansing, Michigan 48910

1. Identification of Applicant

Organization: Village of Lexington
(city, village, township)

Address: 7227 Huron Ave.
Lexington, MI 48450
Zip:

County: Sanilac

Contact Person: Joseph Rzepka

Title: President

Telephone: Area Code (313) 359-8631

Total Grant Amount Requested: \$ 45,000.00

Number of Projects: 1

Authorized Official

Joseph Rzepka, President

9-30-85

Name & Title

Signature

Date

MICHIGAN EQUITY PROGRAM

| | | | |
|---|----------------------------------|---|-------------------|
| 1. Project Title and Funding Category: | | Lexington Harbor Park Capital Improvements for Tourism | |
| 2. Applicant: | Village Of Lexington | | |
| 4. Organization: | Village Council | | |
| Address: | 7227 Huron Ave. Lexington, MI | | |
| Contact Person: | Joseph Rzepka | | |
| Telephone: (313) 359-8631 | | | |
| 5. List all major activities and their beginning and completion dates. List in chronological order. | | | |
| | | <u>Activity Dates</u> | |
| | | <u>Starting</u> | <u>Completion</u> |
| Engineering | | 1-2-86 | 2-1-86 |
| Roads-Walks-Parking | | 5-1-86 | 7-1-86 |
| Relocate Picnic Shelter | | 5-1-86 | 5-15-86 |
| Lighting | | 6-1-86 | 8-1-86 |
| Landscaping | | 7-1-86 | 9-1-86 |

AUTHORIZING RESOLUTION

WHEREAS THE VILLAGE OF LEXINGTON HAS PREPARED A PLAN TO ADDRESS THE RECREATIONAL NEEDS OF THE COMMUNITY AND THE POPULACE IT SERVES AND,

WHEREAS THE VILLAGE IS ELIGIBLE TO APPLY TO THE MICHIGAN EQUITY PROGRAM, ADMINISTERED BY THE MICHIGAN DEPARTMENT OF COMMERCE, FOR FUNDS TO MAKE IMPROVEMENTS TO TOURISIM FACILITIES AND,

WHEREAS THE VILLAGE HARBOR PARK HAS BEEN AND WILL CONTINUE TO BE OPEN TO PEOPLE OF THE REGION AND BEYOND,

BE IT RESOLVED, THAT THE VILLAGE COUNCIL DOES HEREBY AUTHORIZE THE VILLAGE PRESIDENT JOSEPH RZEPKA TO SIGN AND SUBMIT AN APPLICATION FOR THE SUM OF FORTY FIVE THOUSAND DOLLARS (\$45,000.00), TO BE USED, ALONG WITH A LIKE AMOUNT TAKEN FROM THE FUNDS OF THE VILLAGE, FOR THE PURPOSE OF MAKING ROAD, PARKING, LIGHTING AND LANSCAPING IMPROVEMENTS TO THE VILLAGE HARBOR PARK,

BE IT FURTHER RESOLVED THAT NO FUNDS WILL BE EXPENDED PRIOR TO THE BEGINNING DATE OF THE PROJECT PERIOD.

MOVED FOR ADOPTION BY COUNCIL MEMBER:

SECONDED BY COUNCIL MEMBER:

AYES.....

NAYS.....

MOTION CARRIED.

.....
DAVID X. REGAN, CLERK DATE

PROJECT DESCRIPTION
=====

APPLICANT: VILLAGE OF LEXINGTON

CATEGORY: CAPITAL IMPROVEMENTS FOR TOURISM FACILITIES

LOCATION: VILLAGE HARBOR PARK

COST: \$90,000.00

START: MARCH 1, 1986

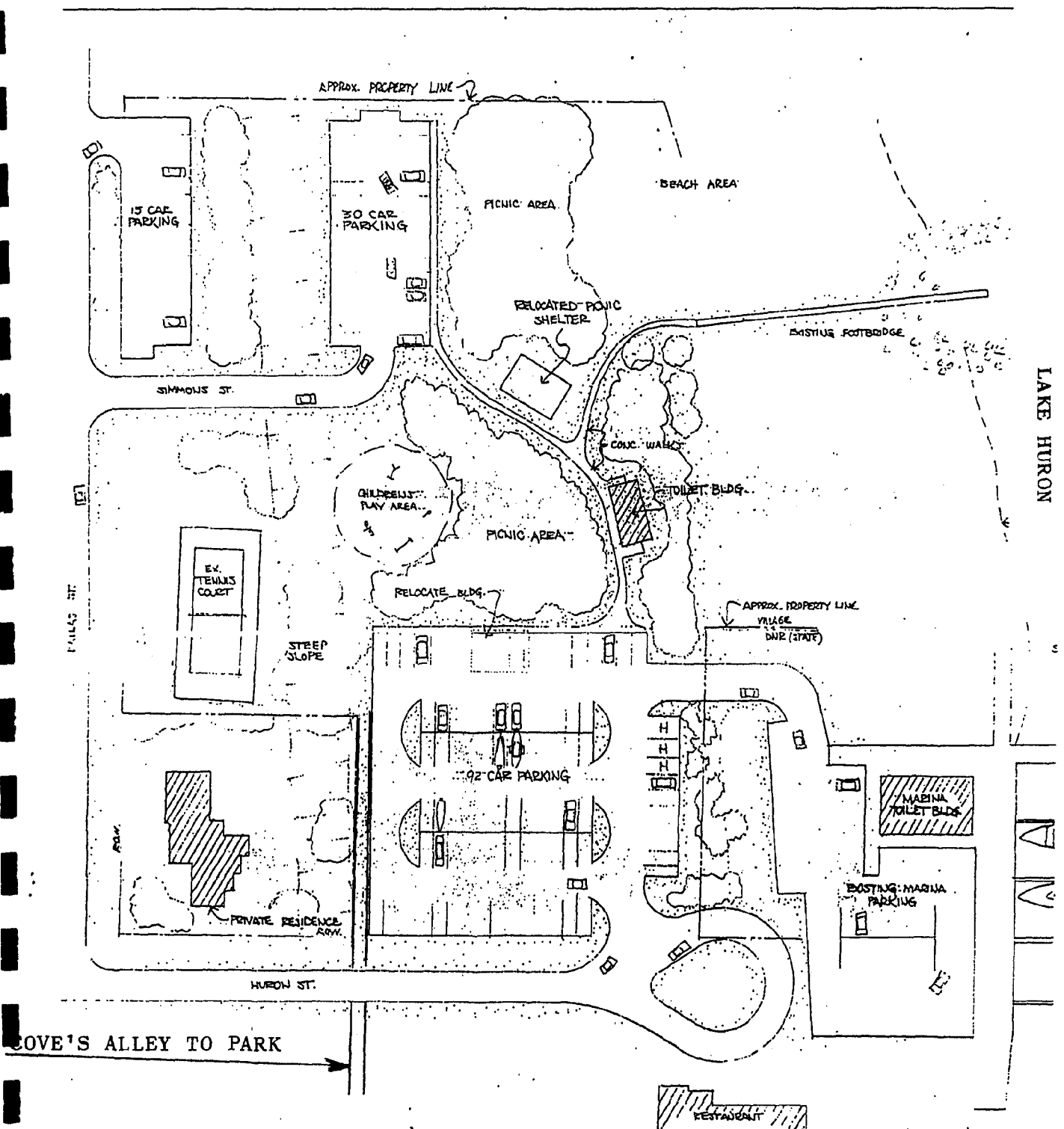
FINISH: SEPTEMBER 1, 1986

THE PROPOSED PROJECT CONSISTS OF EXPANDING AND IMPROVING BEACH AND HARBOR ACCESS THROUGH THE RELOCATION OF AN EXISTING PICNIC SHELTER, REALIGNMENT AND PAVING OF INGRESS AND EGRESS ROADS AND PARKING AREAS, INSTALLATION OF LIGHTING AND FINISHED LANDSCAPING ON THE VILLAGE OWNED HARBOR PARK.

NOTEWORTHY FEATURES TO BE CONSIDERED FOR THIS PROJECT ARE THE RELATIONSHIP OF IT TO THE MICHIGAN WATERWAYS COMMISSION HARBOR DEVELOPMENT AND BOAT LAUNCHING SITE (SEE MAP A) THAT ARE CONTIGUOUS WITH THE PROPOSED IMPROVEMENTS AND THE BENEFIT THAT WILL ACCRUE TO THESE STATE OWNED FACILITIES AS A RESULT OF THE VILLAGE IMPROVEMENTS.

COORDINATION WITH REGIONAL ACTIVITIES IS ACHIEVED IN SEVERAL WAYS. THE PROJECT WAS IDENTIFIED IN THE VILLAGE 1985-90 RECREATION PLAN APPROVED BY THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND FILED WITH THE MACOMB COUNTY PLANNING COMMISSION AND THE EAST CENTRAL MICHIGAN PLANNING AND DEVELOPMENT REGION. (A-95 REVIEW AGENCY)

INTERGOVERNMENTAL COOPERATION IS ACHIEVED AND FINANCIAL SUPPORT PROVIDED THROUGH USE OF MDNR COASTAL MANAGEMENT PLAN FINANCING OF A STUDY OF WHICH THIS APPLICATION AND THE FIVE YEAR VILLAGE RECREATION PLAN, ARE ELEMENTS.



DNR BOAT LAUNCHING SITE

PROPOSED 1985-86 PROJECT

2.

| | |
|---|---|
| A | POTEN |
| | LEXING DEPARTMENT COASTAL M. KESJL |

SERVICE AREA
=====

THE VILLAGE OF LEXINGTON IS A SMALL CULTURAL, RECREATIONAL AND SERVICE CENTER FOR A LARGE AREA (SEE MAP B, BORDERING THE WEST SHORE OF MICHIGAN'S LAKE HURON. THE INCORPORATED AREA CONTAINS APPROXIMATELY ONE HALF OF A SECTION OF LAND. UNTIL DEVELOPMENT OF THE MICHIGAN WATERWAYS COMMISSION HARBOR AND DOCKAGE FACILITY IN THE VILLAGE AND THE HIGHLY SUCCESSFUL SALMON PLANTINGS IN THE LAKE, THE COMMUNITY AND AREA WAS MAINLY AN ATTRACTION FOR SUMMER RESORTERS, WHO OWNED OR RENTED COTTAGES IN AND AROUND LEXINGTON.

THE 1980 CENSUS SHOWS TOTAL HOUSING UNIT COUNT WITHIN THE VILLAGE TO BE 639 AND IDENTIFIES 357 OF THEM AS YEAR ROUND UNITS. IN NEARBY LEXINGTON AND WORTH TOWNSHIPS THE SAME COMPARISON SHOWS LEXINGTON TOWNSHIP WITH 1763 HOUSING UNITS, OF WHICH 1183 ARE YEAR ROUND AND WORTH TOWNSHIP WITH 2505, OF WHICH 1235 ARE YEAR ROUND. THESE FIGURES, HISTORICALLY, REFLECTED A COMPARISON OF YEAR ROUND POPULATION TO SUMMER POPULATION, AS SIGNIFICANTLY INCREASING, SEASONALLY. IF THE PERCENTAGES ARE APPLIED TO THE POPULATION COUNT, THEN THE FOLLOWING TABLE WOULD SHOW THE INCREASE OF SUMMER RESIDENTS

| 1980 CENSUS | LEXINGTON | LEXINGTON TOWNSHIP | WORTH TOWNSHIP |
|-----------------------|-----------|--------------------|----------------|
| TOTAL HOUSING | 639 | 1763 | 2505 |
| YEAR ROUND UNITS | 357 | 1183 | 1235 |
| SEASONAL UNITS | 282 | 580 | 1270 |
| % OF SUMMER INCREASE | 78.9 | 49.0 | 97.2 |
| YEAR ROUND POPULATION | 765 | 2958 | 3058 |
| SUMMER POPULATION | 1368 | 4407 | 6030 |

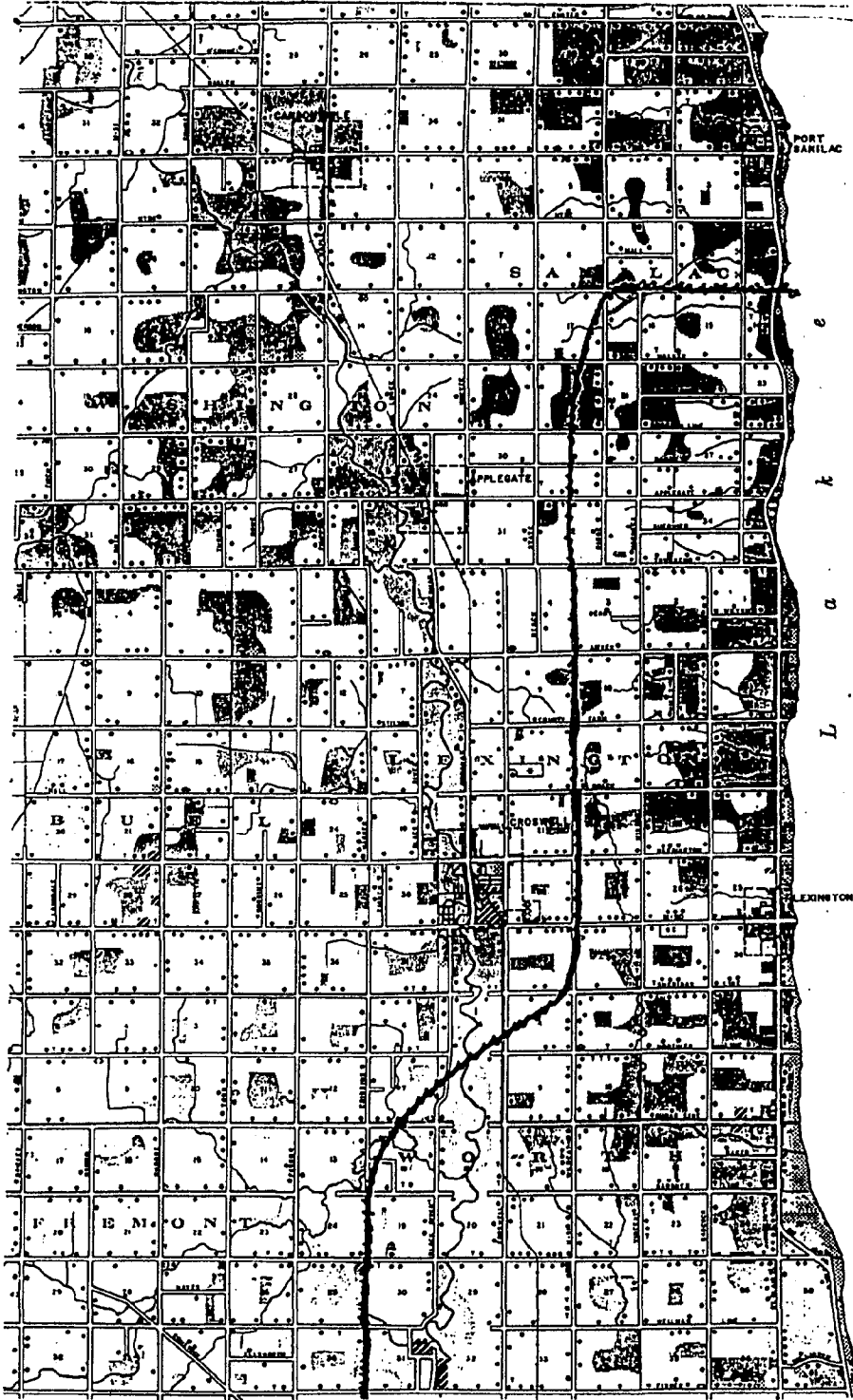
THE MAJOR PORTION OF THIS SUMMER POPULATION INCREASE GRAVITATES TOWARDS THE VILLAGE OF LEXINGTON FOR RECREATION FACILITIES. ADDITIONALLY, THE COMMUNITY IS FACED WITH A GREATER INFLUX BECAUSE OF THE HARBOR FACILITY AND FISHERY. FISHERMAN TRAILER THEIR BOATS TO LEXINGTON DAILY FROM THE DETROIT, FLINT AND SAGINAW METROPOLITAN AREAS TO FISH FOR SALMON AND TROUT. THE FISHING SEASON BEGINS AS SOON AS THE ICE IS OUT IN THE SPRING (APRIL) AND COMNTINUES UNTIL FREEZE-UP IN DECEMBER.

WITH A TOTAL TAX BASE OF JUST OVER \$8,000,000.00 AND AN ANNUAL BUDGET OF ONLY \$385,000.00 FOR ALL GENERAL FUND OPERATIONS, THE VILLAGE IS HARD PRESSED TO PROVIDE RECREATIONAL FACILITIES FOR THE INCREASED LOAD THAT HAS FALLEN UPON IT AS A RESULT OF THE FISHERY.

THE LOCATION OF LEXINGTON, AT THE INTERSECTIONS OF STATE HIGHWAYS M-90 AND M-25, JUST 20 MILES NORTH OF THE NORTHERN TERMINATION OF INTERSTATE 94, HAD HELPED TO MAKE THE COMMUNITY POPULAR AS A RESORT CENTER AND THIS EASY ACCESS IS CONTRIBUTING TO THE INCREASE OF FISHERMEN AND BOATERS FROM METROPOLITAN AREAS.

BECAUSE THE SERVICE AREA IS SO VAST ANY ATTEMPT MADE TO IDENTIFY TOTAL POPULATION COULD ONLY BE A GUESS. A CONSERVATIVE GUESSTIMATE WOULD BE IN EXCESS OF 500,000. ACTUAL BENEFICIARIES OF THE PROPOSED PROJECT WOULD BE FISHERMAN, BOATERS, SWIMMERS, HARBOR VISITORS, BUSINESSMEN AND THEIR EMPLOYEES. BASED UPON OBSERVATION OF THE NUMBER OF FISHERMEN AND THE INCREASED EMPLOYMENT IN THE AREA THE PERCENT OF THE POPULATION BENEFITTING IS ESTIMATED TO BE 5%.

THE POPULATION WILL BE SERVED BY EASIER ACCESS TO PARKING FACILIIES, EXPANDED AND IMPROVED USE OF RECREATIONAL AREAS AND INCREASED ECONOMIC GROWTH RESULTING IN HIGHER EMPLOYMENT.



LEXINGTON INFLUENCE AREA

MICHIGAN FIRMS

THE DOLLAR AMOUNT AND EXTENT TO WHICH MICHIGAN FIRMS WILL BE USED IN IMPLEMENTATION OF THIS PROJECT ARE SET FORTH ON THE SCHEDULE OF ACTIVITIES BELOW.

| ACTIVITY | EST. CONTRACT |
|-------------------|---------------|
| PLANNING: | \$ 1,500.00 |
| ENGINEERING: | 8,500.00 |
| LIGHTING: | 3,500.00 |
| PAVING AND WALKS: | 58,500.00 |
| LANDSCAPPING: | 12,000.00 |
| RELOCATE SHELTER: | 3,500.00 |
| | ----- |
| TOTAL | \$ 87,500.00 |

EACH UNIT LISTED WILL BE AWARDED ON THE BASIS OF COMPETITIVE BIDDING IN ACCORDANCE WITH NORMAL VILLAGE PROCUREMENT PROCEDURES.

AS THERE ARE LOCAL AND AREA FIRMS WITH THE CAPABILITY TO PROVIDE EACH OF THE SERVICES AND WHERE NONE OF THE JOBS ARE LARGE ENOUGH TO ATTRACT OUT OF STATE BIDDERS IT IS EXPECTED THAT ALL WORK WILL BE PERFORMED BY LOCAL AND AREA CONTRACTORS.

ADMINISTRATIVE PLAN

=====

THE VILLAGE OF LEXINGTON OPERATES UNDER THE GENERAL LAW VILLAGE ACT OF 1897 AS AMENDED.

BEING A SMALL COMMUNITY WITH LIMITED FINANCIAL RESOURCES, IT IS NECESSARY THAT THE ELECTED OFFICIALS, WHO ARE PAID A TOKEN ANNUAL FEE FOR THEIR SERVICE, ARE REQUIRED TO FUNCTION IN MANY CAPACITIES.

THE STATE ACT ALLOWS FOR THE ANNUAL APPOINTMENT OF COMMITTEES OF THE COUNCIL TO CARRYOUT THE FUNCTIONS THAT IN LARGER VILLAGES AND CITIES, ARE ASSIGNED TO PAID PERSONNEL.

BECAUSE OF PRIDE IN AND DEDICATION TO THESE SMALL COMMUNITIES, BY MOST ELECTED OFFICIALS, THIS SYSTEM HAS WORKED VERY SUCCESSFULLY IN LEXINGTON AND ELSEWHERE.

THE VILLAGE OFFICIALS, IN THE PAST FIVE YEARS, HAVE UNDERTAKEN TWO PROJECTS THAT CLEARLY DEMONSTRATE THEIR ABILITY TO ADMINISTER. THE FIRST PROJECT WAS CONSTRUCTION OF A NEW TOWN HALL THAT INVOLVED A COOPERATIVE EFFORT BY OFFICIALS FROM BOTH THE VILLAGE AND THE TOWNSHIP. THE PROJECT INCLUDED FUNDING GENERATED BY AN ANNUAL FIXED RENTAL RATE TO THE JOINT OWNERS AND BONDING THROUGH THE FARMERS HOME ADMINISTRATION. TOTAL COST OF THE PROJECT WAS CLOSE TO \$300,000.00.

IN 1984 THE VILLAGE UNDERTOOK AND IS NEARING COMPLETION OF A \$900,000.00 IMPROVEMENT TO THEIR SEWER COLLECTION AND TREATMENT SYSTEM. HALF OF THE MONEY WAS OBTAINED THROUGH A SMALL CITIES GRANT AND THE BALANCED RAISED THROUGH ANOTHER FmHA BOND ISSUE.

ADMINISTRATION OF THESE PROJECTS WILL BE HANDLED IN THE SAME MANNER, WITH THE COUNCIL AS A WHOLE MEETING WHEN NECESSARY TO REVIEW PROGRESS AND APPROVE PAYMENT OF BILLS. DAY TO DAY ADMINISTRATION OF THE PROJECTS WILL BE HANDLED THROUGH THE OFFICE OF THE VILLAGE PRESIDENT, AIDED BY THE FULL TIME VILLAGE ACCOUNTANT, PART TIME ADMINISTRATIVE CONSULTANT AND THE FULL TIME SUPERINTENDENT OF PUBLIC WORKS.

MUCH OF THE DATA BASE OF THE VILLAGE IS BEING COMPUTERIZED AND RECORDS KEEPING AND REPORTING FOR THIS PROJECT WILL BE DONE WITH WORD PROCESSING AND DATA BASE APPLICATIONS. THE COUNCIL PURCHASED A COMPUTER SYSTEM IN 1985 AND IT WILL BE UTILIZED FOR THIS PROJECT.

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