

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, MI  
April 4, 2022

**Regular Meeting called to order at 7:00 p.m. by Chairman Ziegler**

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, Macksey, McCombs, Morris, Fulton, Kaatz

**Absent:** Huepenbecker

**Others Present:** A. Sutton, K. Decoster, L. Adams, P. Muoio, Huepenbecker (on phone),  
K. Yankee, 10 residents

**Presentation of Design Guidelines:**

Kathleen Duffy from Smith Group gave a power point presentation of the Design Guidelines via zoom. Kathleen explained these guidelines are not a regulatory document like the zoning ordinance is. These are strictly guidelines. The DDA could use these with their façade grant application process.

**Approval of Agenda:**

Motion by Macksey, seconded by Stencel, to approve the agenda as presented.

All ayes

Motion carried

**Approval of Minutes:**

Motion by Picot, seconded by Morris, to approve the minutes of March 7, 2022, as presented.

All ayes

Motion carried

**Public Comment:** None

**Zoning Administrator's Report:**

Sutton explained the zoning administrator's report. We had (4) residential land use permits issued, (5) residential land use permits are pending. Sutton answers questions.

Motion by Fulton, seconded by McCombs, to accept the zoning administrator's report.

All ayes

Motion carried

**Old Business:**

**1. Adopt Design Guidelines as a complementary policy document to the Master Plan and Zoning Ordinance -**

Motion by Fulton, seconded by Morris, to adopt the Design Guidelines as presented

Discussion

Roll call

Ayes – Fulton, Morris, Picot, McCombs, Macksey, Kaatz, Ziegler

Nays – Stencel

Motion carried

## **2. Update of the Implementation of Master Plan -**

Picot explained Judy Resk has helped distribute some pamphlets in the Mobile Home Park for the Master Plan Survey. We have not received many results yet. We encourage all residents to go on line and complete the survey.

### **New Business:**

#### **1. Discuss registration of businesses in the Village of Lexington -**

Sutton explained she included a few different forms that other municipalities use for new business registration. Board members liked the idea of having a form similar to these examples for new business registration. Discussion follows. The board will work on a form to present to Sutton. Sutton can then present this form to Council.

#### **2. Appoint a committee to develop the budget for 2022-2023 -**

Ziegler explained Picot and Huepenbecker have offered to work on this committee.

Motion by Macksey, seconded by McCombs, to appoint Picot and Huepenbecker to work on the 2022-2023 budget.

All ayes

Motion carried

### **Public Comment**

- Kathy Decoster commented on the façade grant program.
- Larry Adams commented on the design guidelines.
- Peter Muoio commented on the business registration forms.

**Adjournment** - Motion by Fulton, seconded by Picot, to adjourn at 8:04 p.m.

Respectfully submitted,

Vicki Scott