

VILLAGE OF LEXINGTON
Planning Commission Public Hearing and Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
December 6, 2021

Public Hearing Called to Order at 7:00 p.m.

Public Comment: None Offered

Public Hearing Closed – Ziegler closed the public hearing at 7:00 p.m.

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

Roll Call: Beth Grohman, Deputy Clerk

Present: McCombs, Picot, Morris, Huepenbecker, Fulton, Ziegler

Absent: Kaatz, Macksey, Stencil

Others Present: Allie Sutton and six residents

Approval of Agenda:

Motion by McCombs, seconded by Picot to approve the agenda as amended, removed new business #1.

All ayes

Motion carried

Approval of Minutes:

Motion by Picot, seconded by Morris to approve the minutes of November 1, 2021 as presented.

All ayes

Motion carried

Motion by Fulton, seconded by McCombs to approve the minutes of Special Meeting November 9, 2021 as presented.

All ayes

Motion carried

Motion by Morris, seconded by Picot, to approve the minutes of Special Meeting November 15, 2021 as presented.

Discussion

Motion by Morris, seconded by Picot to amend the previous motion, to approve as amended.

All ayes

Motion carried.

Public Comment:

- **Ed Jarosz-** Commented in favor of the electronic signs on the M25 corridor.
- **Kathy DeCoster** –Commented on the minutes of November 15.

Old Business:

1. Zoning Ordinance Amendments –

Motion by Huepenbecker, seconded by McCombs to approve the amendment to Garages – Section 5.6.5 11.b as presented.

All ayes

Motion carried

Motion by Fulton, seconded by Morris, to approve the amendments to Mobile Home Park Requirements, Section 5.7.10.18 as presented.

All ayes

Motion carried

Motion by Fulton, seconded by Picot, to approve the amendments to Zoning Board of Appeals Membership, Sections 11.2 and 11.2.1 as presented.

All ayes

Motion carried

2. Report on Professional Development – Picot presented a report with the most important messages from the virtual three-day Michigan Association of Planners conference he attended. He said there is much money available for community development. McCombs supported what he said with an MML program she listened to regarding federal funding and recommended Village get on board to obtain some of the funding available.

Picot reported on possible training on Placemaking to be presented by Andy Northrup through the MSU extension. It would be held on January 25 at 6:30 PM at Meyer School and limited to 40 participants. Invitations would go to Village groups, Staff, and the LBA. February 1 would be an alternate date if the school was closed due to the weather. If necessary, due to COVID, it could be presented via zoom.

The cost is \$530.00. Recommendation to invite other communities - Lexington Township, Worth Township, and Croswell. Possibly share in the cost.

Motion by Picot, seconded by Fulton, to approve \$530.00 for training with Andy Northrup, with other communities possibly sharing the cost. Discussion Picot amends motion, Fulton supports amendment, to approve up to \$530.00 with intent of funding the workshop.

Roll Call

Ayes- Picot, Fulton, Huepenbecker, McCombs, Morris, Ziegler

Nays- None

Motion carried

New Business:

1. Consider Request to Rezone Jeff's Marketplace and Schedule Public Hearing –

Motion by Huepenbecker to consider the rezone request for Jeff's Marketplace.

Failed for no support.

Motion by Picot, seconded by McCombs, to consider an overlay zone for M25 within the CBD to recognize the differences between Huron Avenue and Main Street and consider an overlay.

Discussion – Consider a Special Meeting to get the public’s perspective on electronic signs.

No action on the previous motion

Motion by Picot, supported by McCombs, to recognize the differences in the CBD on the M25 and consider recommendations M25/Huron Avenue and hold a special meeting for the public perspective on electronic signs on the M25 corridor.

Discussion

Roll Call

Ayes -Picot, McCombs, Morris, Fulton, Ziegler

Nays- Huepenbecker

Motion carried

Jeff Durecka will be contacted regarding the board’s decision.

2. **Consider Adjustment of Fees** – Discussion on the clean-up of the fee schedule and increases.

Motion by Morris, seconded by Picot to recommend approval of the clean-up of the fee schedule to Council.

Discussion – Sutton explained that some of the fees are amended over the six percent allowed by Council Resolution. Huepenbecker commented that overall the fees were not raised over six percent.

Roll Call

Ayes- Morris, Picot, Huepenbecker, McCombs, Fulton, Ziegler

Nays- None

Motion carried

3. **Zoning Administrator Job Description Discussion** -Sutton asked members if they had any suggestions regarding the job description. Recommendations for training and possibly some job shadowing with other communities. Also suggested the Zoning Administrator be required to work more than eight hours a week.

Public Comment

- Bernie Havel – Comments regarding council membership, also cited Zoning Enabling Act.
- Peter Muoio – Commented on the zoning administrator position.
- Ed Jarosz – Commented on the job description for the zoning administrator and Jeff’s Marketplace rezone request and the M25 corridor

Adjournment – Motion by Fulton, seconded by Picot, to adjourn the meeting at 9:10 p.m.

Respectfully submitted,
Elizabeth Grohman