

VILLAGE OF LEXINGTON
Planning Commission Special Meeting
Village Hall
7227 Huron Avenue, Lexington, Michigan
November 9, 2021
7 p.m.

Regular Meeting called to order at 7:00 p.m. by Will Morris

Roll Call by Vicki Scott, Clerk

Present- Stencel, McCombs, Fulton, Kaatz, Picot, Macksey, Morris, Huepenbecker

Absent – Ziegler

Others Present –Susan Diener, Jeff Durecka, Larry Adams, Allie Sutton

Approval of Agenda –

Motion by Huepenbecker, seconded by Stencel, to approve the agenda as presented

All ayes

Motion carried

Public Comment – None

Business:

1. Report of Training Officer –

Picot explained the orientation packet for new members will consist of the nine items listed. This will fulfill the RRC requirements. Once the new website is up, these items will be online. He also explained the draft handout for becoming a Planning Commission member.

Picot said there is a training opportunity through MSU Extension in early January. This training would be for 2 hours and would cost a few hundred dollars. Do we want to reach out to other boards and extend this invitation? Board members agree to ask all Chairs if they are interested in attending. We would decide at our next regular meeting in December how many would be attending.

2. Discussion of possible amendments to Zoning Ordinance –

Huepenbecker sent the information to Adam Young for review. His comments are in text boxes. Discussion follows. Morris suggests voting on them individually.

Administrative Review

Motion by Huepenbecker, seconded by Macksey to change the Administrative Review 3.4.2.2.b from 1,500 square ft. to 500 square ft. or less.

Discussion.

Roll call:

Ayes: Huepenbecker, Macksey, McCombs, Picot

Nays: Morris, Kaatz, Fulton, Stencel

Motion failed

Building Design Standards

Motion by Huepenbecker, seconded by McCombs to approve 5.6.5.11.b A front-facing garage either attached or detached may not exceed 50% of the front façade. Discussion follows on garage width.

Amended Motion by Huepenbecker, seconded by McCombs to approve 5.6.5.11.b A front-facing garage either attached or detached and similarly sited as the façade along the front setback may not exceed 50% of the front façade.

Roll call:

Ayes: Huepenbecker, McCombs, Picot, Morris, Kaatz, Fulton Stencel, Macksey

Nays: None

Motion carried

Mobile Home Park Requirements

Motion by Huepenbecker, seconded by Fulton to approve 5.7.10.18 Fencing is not permitted on mobile home lots.

Discussion

Roll call:

Ayes: Huepenbecker, Fulton, Macksey, McCombs, Picot, Kaatz, Morris, Stencel

Nays: None

Motion carried

Short-Term Rentals

Huepenbecker suggested following Adam Young's recommendation to hold off until legislation is determined. Discussion follows.

Article 11 Zoning Board of Appeals

Sec. 11.2 Membership

Motion by Huepenbecker, seconded by Macksey to approve 11.2 The Zoning Board of Appeals shall consist of five (5) members appointed by the Village Council. One member will be a member of the Planning Commission and one will be a member of the Village Council.

Discussion

Amended Motion by Huepenbecker, seconded by Macksey to approve 11.2 The Zoning Board of Appeals shall consist of five (5) members appointed by the Village President and approved by the Village Council. One member will be a member of the Planning Commission and one will be a member of the Village Council. The chairperson of the Zoning Board of Appeals cannot be a member of the Planning Commission or the Village Council.

Discussion

Roll call:

Ayes: Huepenbecker, Macksey, McCombs, Picot, Morris, Fulton

Nays: Kaatz, Stencel

Motion carried.

Sec. 11.2.4 ZBA Training

Huepenbecker suggested following Adam Young's recommendation to include this language in the bylaws.

Zoning Map

Huepenbecker suggested following Adam Young's recommendation to wait for the owner to request rezoning.

Public Roads

Huepenbecker explained this is not in the Zoning Ordinances. Adams indicated normally this is not something in the Zoning Ordinances. The Municipal Codes often require private roads to be designed under the same standards as public roads.

Dave Picot brought up the Electronic Signs Ordinance for discussion purposes. The electronic sign at Jeff's raised a question. Is the M-25 corridor including the blocks between Lake St. and Simons significantly different in its character and should it be treated differently than Huron Ave? The Smith Group believes it's in Lexington's best interest for the long term to the current CBD boundary. Should we respect the ordinance's intent and develop all of the current CBD as one place or should we rezone a piece of it? Lengthy discussion follows. Macksey commented that we have to offer our businesses a reasonable opportunity to promote themselves and we don't have enough information tonight to make a recommendation.

Public Comment

- Jeff Durecka – I can't get the information or paperwork from the Village for a rezone.
- Larry Adams – We are living in a changing time and we need to get in front of this issue.
- Jeff Durecka – M-25 attracts customers with signs.

Adjournment - Motion by Kaatz, seconded by Fulton, to adjourn at 9:03 p.m.

All Ayes

Motion carried

Vicki Scott

Village Clerk