

VILLAGE OF LEXINGTON  
**Planning Commission Special Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, Michigan  
September 20, 2021  
7 p.m.

**Regular Meeting called to order at 7:04 p.m. by** Chairperson Mike Ziegler

**Roll Call** by Vicki Scott, Clerk

**Present-** Ziegler, Picot, Stencel, Macksey, McCombs, Morris, Huepenbecker

**Absent** – Fulton, Kaatz

**Others Present** –A. Williams, P. Muoio, L. Adams, K. Decoster, D. Klass, and 4 citizens

**Public Comment** – None

**New Business:**

**1. Design Guidelines – Kathleen Duffy (Smith Group)** – PowerPoint Presentation on design guidelines. Duffy explained you don't want the guidelines to over-regulate or under-regulate. This document will enhance the new Master Plan. The zoning ordinance is what is considered law as far as enforcement. The design guidelines will be used to promote the desired Village character. Often a DDA will use design guidelines when considering façade grants.

Duffy went through the presentation answering questions and getting feedback from commissioners. She will use the feedback to put together a more detailed draft copy for the Planning Commission.

\*\*Morris leaves at 8:45 p.m.\*\*

**Public Comment**

- Kimberly Tomczak commented on keeping the small business owners from being regulated by guidelines for high-end businesses.
- Larry Adams commented on what a great job Kathleen Duffy did.

**Adjournment** - Motion by Huepenbecker, seconded by McCombs, to adjourn at 9:00 p.m.

All Ayes

Motion carried

Vicki Scott  
Village Clerk