

VILLAGE OF LEXINGTON  
Minutes - *DRAFT*  
Planning Commission – Regular Meeting  
Monday, October 6<sup>th</sup> – 7:00 P.M.

**Call to Order:** Acting Chairperson Huepenbecker @ 7:00 P.M.

**Roll Call:** By: Secretary Laughlin

Mills – Ex.	Ziegler – Abs.
Huepenbecker	Picot – Ex.
McCombs	Besanson
Hunt	

Five Members present - Two excused, One Absent (a quorum present)  
\*One resident of the Village was present.

**Review of Meeting Minutes:** Regular Meeting of September 8<sup>th</sup>, 2014

**Motion:** McCombs: To approve the minutes of the last meeting.

**Second:** Besanson

**Vote:** All Yeas – No Nays      **Motion Approved**

**Approval of Agenda:** **Motion:** Besanson to approve the Agenda as presented.

**Second:** Hunt

**Vote:** All Yeas – No Nays      **Motion Approved**

**Zoning Administrator's Report:** **Motion:** McCombs: To approve the report as presented.

**Second:** Hunt

**Vote:** All Yeas – No Nays      **Motion Approved**

**Public Comments:** The size requirements of lots in the R-1B district. (100') was discussed. Prospective buyers are very interested in purchasing a property in the Village. This parcel is 198' of frontage along Huron Ave. They would like to renovate the existing dwelling on the property for their use, however their long range plan is to build a new dwelling on the 'other half' of the property. With our existing zoning, all newly created lots in the R-1B district must have a minimum of 100' of frontage.

There was a lengthy discussion among the members regarding the minimum lot size. It was pointed out that some time ago there were accommodations made to lots within the Village that were 99'. The consensus of the Commission was that when the older properties were measured (in rods) that in doing the conversion from rod to feet was 6 rod is the equivalent of 99 feet.

**Old Business:**

1. **Discussion: R-1B lot size.** Based on the conversation during Public Comment, the Commission felt comfortable with adding the size of lots in the R-1B district to the Public Hearing schedule which will be posted and advertised at the next public hearing (Nov. 17, 2014).

**Motion:** Besanson, to authorize Laughlin to make the appropriate language changes

and post the changes in the newspaper for the next public hearing (Nov. 17, 2014) The language in Section 5.4 to read: Minimum Lot Size in Low Density Residential R-1A - 100 ft. or 6 rod(s).

**Second:** Mills

**Vote:** All Yeas – No Nays

**Motion Approved**

**2. Blight:** There have been several comments/requests regarding blight in the Village. Although blight is not a zoning issue, the Council would like the Planning Commission to weigh in on their thoughts regarding blight. Blight was discussed: Commission had several ideas regarding the blight issue. These comments will be forwarded to the Council. The Council also asked the Commission for an opinion regarding rental inspections. The Commission leaned unanimous toward not mandating inspections.

**3. Accessory Building Review:** This issue was tabled for review at the next meeting.

**Motion:** McCombs, to table until the next meeting

**Second:** Huepenbecker

**Vote:** All in favor – No Nays

**Motion Approved**

#### **New Business:**

**1. Medical Marijuana:** Due to time constraints, the Commission tabled this discussion for a time in the future.

**Motion:** Mills, to table the discussion.

**Second:** Huepenbecker

**Vote:** All Yeas – No Nays

**Motion Approved**

**What's On Your Mind? (Commissioners)** The only topic brought up was the lack of language in our Zoning Ordinance to deal with the flag/banner signs. (The tall ones) The Commission was in agreement to research language that would deal with this type of flag/banner.

**Correspondence:** There was no correspondence.

**Public Comment:** None

**Adjournment:** **Motion:** Besanson, to adjourn the meeting.

**Second:** Hunt

**Vote:** All Yeas – No Nays

**Motion Approved**

Meeting Adjourned at 8:30 P.M.