

VILLAGE OF LEXINGTON
Planning Commission – Regular Meeting
Monday, July 7th 2014 – 7:00 P.M.

Call to Order: Chairman Picot @ 7:00 P.M.

Roll Call: By Secretary Laughlin (a quorum present)

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

Approval of Minutes:

Motion: Mills, to approve the minutes of the regular meeting.

Second: McCombs

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

Approval of Agenda: Mills requested that 'Street performers' be added to the agenda under new business.

Motion: Mills, to approve the agenda as amended.

Second: McCombs

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

Zoning Administrators Report:

- 13 Permits for the month of May and June
- One violation, in the process of correction
- Up-date on the training session with Michigan Planners
- Thank you from Laughlin

Motion: Mc Combs, to approve the Z.A. report as presented.

Second: Mills

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

Public Comment: Mr. Rollin Stocker introduced himself and had several questions regarding zoning in the Village as it pertains to Bed & Breakfast. 1) Does the Village Ordinance allow a living space over an accessory building? 2) What size accessory structure is allowed? 3) What are the parking regulations regarding a Bed & Breakfast? At present the Village Zoning does not allow living quarters over an accessory structure. The size of an accessory structure is dependent upon the number of square feet of the primary dwelling and is also subject to % of lot coverage in each zoning district. The height of the structure must also be taken into consideration. Regarding the parking question, each district has criteria for parking, also the use, Bed & Breakfast, has specific regulations. Mr. Stocker was made aware that he can request copies of the sections of the zoning ordinance for his review.

Old Business :

1. Ordinance Amendment Review:

A. Section 4.4 pages, 36-46 Purposes and Uses within Zoning Districts

Laughlin to work on the Purposes in each District and present to the Commission at the August Meeting.

B. Section 5.6 Single-family, Mobile Homes, Prefabricated Housing.

It was agreed upon that language should be added to the Mobile Home section of the Ordinance that references the State of Michigan Mobile Home Commission Rules. Also, that all Zoning Ordinance Books have a copy of the MH Commission Rules (for reference)

C. Section 5.12 Garage Sales, Rummage Sales, and similar Activities. Pg. 66

Add language that prohibits Garage Sale signs in any right-of-way. Laughlin to draft the new language and present it to the Commission at the August meeting.

Motion: Mills, to table the above ordinance changes until the new draft language is reviewed at the August meeting.

Second: McCombs

Vote: All Yeas, No Nays

Motion Passed

2. **Street Vendor/Performers:** Laughlin gave a brief overview of a request that came to the Village regarding Street Performers. This is not a zoning issue, but the Village Ordinances, under Peddlers and Solicitors, Chapter 46 is being reviewed for amendment to include Street Performers.

3. **Up-date on Planning Training:** To date we have not had any response from our letter. Laughlin will re-connect with the municipalities and see if there is any interest for ma fall training.

4. **Planning Commission Per Diem's:** Several members of the P.C. were not aware of the per diem that is available for member attendance. Any member of the Commission wanting to be compensated will have to complete the tax forms. Laughlin will supply the members with the form at the August meeting.

New Business:

1. **Bylaw Change** - Increasing the number of PC members from 7 to 9. Presently the PC Bylaws state the number of members for the PC is 7. Item 2, Letter A to be amended to read: The Planning Commission shall consist of one Village Council Member to be selected as an ex officio member, plus up to eight (8) persons who shall be appointed by the Village President and confirmed by the Village Council.

Correspondence: None

Public Comment: None

Commissioners Comments: None

Adjournment:

Motion: Mills, To adjourn the meeting @ 8:37

Second: Huepenbecker

Vote: All Yeas, No Nays **Motion Passed**