

VILLAGE OF LEXINGTON
Planning Commission Meeting
Monday, May 4, 2015

Public Hearing Called to Order: Chairperson, Dave Picot

Roll Call by Beth Grohman, Village Clerk

Present- Ziegler, McCombs, Picot, Besanson, Mills, Stencil

Absent – Huepenbecker, Reinhard, Patterson

Others Present – Beth Grohman, Ed Jarosz, Marty Meloche

Approval of Agenda: Motion by, seconded by, to approve the agenda as presented.

All ayes, Motion Carried

Approval of Minutes – Motion by McCombs, seconded by Besanson to approve the minutes of April 8, 2015 as presented.

All ayes, Motion carried

Public Comment - None offered

Old Business:

1. **Site Plan Review-** Discussion on the Site Plan review for a Farmers Market at 6934 Peck Road and uses allowed. Reviewing the site plan and items listed, may be considered a Flea Market, which the applicant will have to apply for a Conditional Land Use. Recommendation to grant a temporary Land Use Permit so applicant (Kristen Kaatz) may open Memorial Day Weekend. Motion by Picot, seconded by Mills to grant a temporary Land Use for a Farmers Market and must apply for a Conditional Land Use if the intention is for a Flea Market, and will require a site plan review in June 2015.

All Ayes

Motion carried

2. **Review Set Back for Mobile Home Park Section 5.7.9** – Discussion on lot lines not referred to in this section. Meloche and Jarosz suggested changing the setbacks from 10ft to 9 ft. Suggestion to research the old ordinance and the State Laws regarding fire and safety. Meloche, Laughlin, and Picot to work on this matter.

New Business:

1. **Inclusion of Village Departments in Site Plan Review** – Recommendation by Picot to include all departments in the site plan review, fire, police, water and DPW. Copy all departments for comments and reply one week prior to meeting. Suggested to invite the department heads to the next meeting. Motion by Picot, seconded by Besanson to amend the site plan review ordinance, adding 3.4.2 adding departments comments.

All Ayes, Motion carried

2. **Ordinance 5.18.1 Item 2 Possible Change** - Laughlin to research language changes and bring back to next month's meeting.
3. **Front Setbacks** - Discussion on changing the setback requirements for R-1A and R-1B to blend new home with existing neighborhoods. Currently setbacks are 25ft, but many of are much closer than the setback required. Also discussed adding corner lots for setbacks to the ordinance. Corner lots use setbacks for the street address designated by Detroit Edison.
4. **Planning Services Request** – Four Planners returned information regarding the request. Discussion on joining with surrounding areas Lexington Township, Crosswell, Port Sanilac and Worth. Bring back next month review the planners information.
5. **Historical District Discussion** – Historical District was approved in 1988. Historic Committee was formed but at this time there is no committee. There is a process to follow to remove the Historical District. Would have to appoint a sub committee to handle the process. Council would have to decide how to proceed. Keeping the Historical District keeps the property values up. There are regulations you have to follow for the Historical District. Should not be the decision of the Planning Commission to determine if the Village should keep the Historical District. Council would have to appoint a Historical District Study Group to recommend to Council. Bring back to meeting next month and make a recommendation to Council.

CORRESPONDENCE: None

PUBLIC COMMENT: Jarosz/Laughlin - Comments regarding the Blight Ordinance, regarding junk vehicles time allowance. Motion by Picot, seconded by Besanson to recommend to Village Council the changes to the Blight Ordinance and junk vehicles.

Roll Call

Ayes- Picot, Besanson, Ziegler, McCombs, Stencil

Nays- Mills

Motion carried

Jarosz also asked to that the garbage ordinance be looked at as well. The mobile home park rules say they have to be put in the garbage cans, but no required by residents outside the park. Will put on the agenda next month

Adjournment - Motion by Besanson, seconded by Ziegler, to adjourn at 8:50 pm.

All Ayes

Motion Carried

Respectfully Submitted

Beth Grohman

approved