

VILLAGE OF LEXINGTON
Planning Commission Meeting
Monday, November 7, 2016
7 p.m.

Meeting Called to Order: 7:00 by Dave Picot

Roll Call by Vicki Donnan, Deputy Clerk

Present- Ziegler, McCombs, Picot, Macksey, Klass, Reinhard, Huepenbecker, Stencel

Absent –Mills

Others Present – Vicki Donnan, Sean Adams, Jerry Dawson, Kim Harmer, BMJ Planning Consultant.

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

All Ayes

Motion Carried

Approval of Minutes: Motion by Ziegler, seconded by Macksey, to approve the minutes of October 3, 2016 as presented.

All Ayes

Motion Carried

Zoning Administrator Report – Jerry Dawson explains the noise issue complaint at Jeff's Marketplace has been corrected and meets our requirements.

Public Comment – None

Old Business:

1. **Small Lot Development Ordinance** – Kim Harmer from BMJ-Engineering explains proposed amendments regarding Small Lot Development and suggested amendments to the ordinance language for non-conforming lots. Kim Harmer answers all questions on proposed amendments. Board members agree to amend and strike the language that reads “but less than 66’ of frontage”. Recommendation from Harmer to consult with village attorney on this proposal to the current ordinance for small lot development, with amendments.

MOTION by Macksey, seconded by Ziegler to send this proposal to the Village attorney for his legal opinion with accompanying amendments as discussed.

Roll Call Vote: Ayes – Ziegler, McCombs, Picot, Macksey, Klaas, Reinhard, Huepenbecker, Stencel

Nays – None

Motion carried

New Business:

1. **Air B&B's** – Mary Reinhard summarizes what she learned at the conference in Kalamazoo regarding Air B & B's. Reinhard explains an attorney from Kalamazoo County stressed how important it is to get ahead of the game with Air B & B's or we may end up regretting it. Reinhard heard from South Haven, Kalamazoo County, St. Joe, and Marquette. All 4 counties agreed there will be short term rentals and people are willing to litigate. Kalamazoo does not allow short term rentals in R1. Their zoning ordinances are very specific. Short term rentals were defined as longer than 2 days but shorter than 30 days. St. Joe's were ok with short term rentals. Reinhard explained each community tailored their zoning ordinance to fit what worked best for their community. McCombs asks if these Air B & B's have to pay a use tax. Reinhard explains not yet, but this will catch up. St. Joe's has them come in and get a short term rental permit. Reinhard explains it is very important to have language in our zoning ordinance that addresses Air B & B's and what would be best for our community. Discussion follows. Board members agree to put Air B & B's on agenda next month for discussion.

Correspondence – None

Public Comment – None

Next Planning Meeting will be December 5, 2016.

Adjournment - Motion by Klaas, seconded by Reinhard, to adjourn at 8:23p.m.

All Ayes

Motion Carried

Respectfully Submitted

Vicki Donnan