

VILLAGE OF LEXINGTON
Planning Commission Meeting
Monday, December 5, 2016
7 p.m.

Meeting Called to Order: 7:00 by Dave Picot

Roll Call by Vicki Donnan, Deputy Clerk

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

Absent – None

Others Present – Vicki Donnan, Sean Adams, Jerry Dawson, Crystal Partaka

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

All Ayes

Motion Carried

Approval of Minutes: Motion by Ziegler, seconded by Kaatz, to approve the minutes of November 7, 2016 as presented.

All Ayes

Motion Carried

Zoning Administrator Report – Jerry Dawson explains how many land use permits were issued as well as blight ordinances. Dawson answers questions from Board members regarding rules for trash pickup.

Public Comment – None

Unfinished Business:

1. **Air B&B's** – Picot asks for Partaka's input with regards to short term rentals. Partaka explains a majority of the current short term rental properties are not located within the DDA district. From a merchants perspective Partaka explains short term rentals are beneficial to our area. Board members discuss how to regulate short term rentals and what would be best for this area. Lengthy discussion follows. Board members suggest forming an Ad Hoc Committee to further discuss this issue.

MOTION by Macksey, seconded by Kaatz to establish an Ad Hoc Committee consisting of Macksey, Reinhard, Stencel and Adams to study the short term rental issue in the Village of Lexington.

All Ayes

Motion Carried

Picot suggests discussing the item under New Business now while we have Partaka present to explain.

New Business:

- 1. Vacant Store Fee/Ordinance** – Partaka explains we have a few businesses in the downtown area that have remained vacant as well as not being kept up. Partaka asks the Board to think about the possibility of implementing a monthly fee until these buildings are properly maintained or an ordinance on vacant buildings. Keeping in mind we would not want to penalize the businesses that leave during the winter months. Partaka suggests even dressing up the windows would be an improvement. Lengthy discussion follows. Picot offers to look on line for suggestions on this issue. Picot explains we will put this back on the agenda to discuss next month.

Unfinished Business Continued:

2. Ordinance Amendments

c. Zoning Map Change – Adams explains he met with the new property owners of Lex on the Lakes to discuss what opportunities they have for this property. This property is currently zoned R1A, it is anticipated this may change to R1B which would open up more options. Board members refer to the zoning map. Picot discusses the possibility of forming a C1B district. Board members discuss using a conditional land use as one option for this property. Lengthy discussion follows. Adams will contact the new property owners of Lex on the Lakes as ask them to provide a formal plan in order to continue deliberations.

Picot indicates the zoning map changes have all been made. The board has had a chance to review them. Picot asks if there is anyone on the board who is uncomfortable with sending these changes to the council for approval. Dawson explains some of the R1A districts have been changed to R1B districts in order to make non-conforming lots become conforming lots. Discussion follows. Board members ask for more information on why these changes need to be made on the zoning map before it goes to the village council. Picot indicates this item will be put back on the agenda next month.

a. Small Lot – Picot asks the board if they agree with the small lot ordinance amendments and if we are ready to send it to council for approval. McCombs asks about section 10.6 under repairs and maintenance (pg. 159) on whether or not we should have the language that says “not exceeding fifty (50%) percent of the replacement value of the building”. McCombs notes this could interfere with ascetics. McCombs explains the second paragraph only allows you to do things regarding health and safety. Lengthy discussion follows.

MOTION by Huepenbecker, seconded by Ziegler to add the word “renovations” before ordinary repairs and to change “not exceeding 50% percent” to not exceeding 80% percent”.

Discussion follows, no action taken on motion.

AMENDED MOTION by Huepenbecker, seconded by Ziegler to delete section 10.6.

Discussion follows.

Huepenbecker and Ziegler rescind the amended motion to delete section 10.6

MOTION by Huepenbecker, seconded by Kaatz to change the language on section 10.6 to read “On any building devoted in whole or in part to any non-conforming use, work may be done in any period of twelve (12) consecutive months on renovations or repairs provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased. Delete second paragraph.

All Ayes

Motion carried

b. Accessory Structure Height – Dawson explains the amendments under section 5.4 accessory building. Dawson notes that #6 will be deleted and replaced with 5.4.4. Discussion follows.

MOTION by Huepenbecker, seconded by Ziegler to accept the change as presented under section 5.4 Accessory Building

All Ayes

Motion carried

Dawson explains to the board about the property at Inn the Garden. Owner wants to remove the tree to be able to put a driveway in. Board members agree to the removal as long as they replace the tree.

Correspondence – None

Adjournment - Motion by Ziegler, seconded by Macksey, to adjourn at 9:14p.m.

All Ayes

Motion Carried

Vicki Donnan