

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, November 6, 2017
7 p.m.

Meeting Called to Order: 7:00 p.m. by Mike Ziegler

Roll Call by Vicki Scott, Deputy Clerk

Present – Fulton, Huepenbecker, Kaatz, Macksey, McCombs, Morris, Reinhard, Stencel, Ziegler

Absent – Reinhard

Others Present – Paul Iacoangeli, Vicki Scott, Peter Muoio, Owner of Lexington Coffee Co., Gil Orris

Approval of Agenda: Motion by Huepenbecker, seconded by Macksey to approve the agenda as amended. Addition of New Business item #2 Walk up Window discussion.

All Ayes

Motion Carried

Approval of Minutes: Motion by Kaatz, seconded by Morris to approve the minutes of October 2, 2017 as presented.

All Ayes

Motion Carried

Public Comment – Owner of the Lexington Coffee Company (5533 Main St.) addresses the board regarding the delay in his request to install a walk up window. The walk up window is not addressed in the current zoning ordinances.

Old Business:

1. Cottage Lot Ordinance – Huepenbecker explains the amendments she made as well as the amendments recommended by Morris to the current cottage lot ordinance. Huepenbecker will make the corrections to merge both amendments and send to Morris for review.

Motion by Morris, seconded by Huepenbecker to merge both cottage lot ordinances and have Iacoangeli send to the planner (Kim Harmar).

All Ayes

Motion Carried

2. Cadillac Project Status Report – Iacoangeli explains we have not received the completed site plan from the architect. The consultant did review it and you can see the recommendation on the hand out. The consultant has recommendations regarding the design of the parking lot. Discussion follows.

3. Zoning Administrator Update – Iacoangeli explains we had two applications for the zoning assistant. Only one has experience with zoning. We are working on getting one Zoning Administrator and sharing with another community.

4. R-3 Zoning District – Macksey explains he met with Dave Picot, Jamie McCombs, and Chris Heiden last week to discuss the North part of the Village (south of Harrington Rd.). Greg Brown is interested in developing property near Birch Rd. Macksey explains we cannot currently service sanitary sewer to this area. The existing sanitary sewer system is in need of improvements mainly due to storm water issues. Discussion follows on the possibility of rezoning part of the north district. Kaatz suggests Greg Brown send a request in writing what he is looking for. Board members discuss having a planner write an ordinance R1C. Kaatz suggests we need to address this through the RRC process. Iacoangeli explains through the harbor funding there was money allocated to hire a firm to do a Master Plan as well as getting the community RRC certified by this time next year.

Kaatz left meeting 8:35 p.m.

A committee of Macksey and Huepenbecker draft R1C ordinance for review at next meeting. Motion by Macksey, seconded by Morris to approve drafting of a R1C ordinance to be brought back to the next Planning meeting with a recommendation.

All Ayes

Motion Carried

5. Outdoor Storage of Recreational Vehicles –

Motion by Huepenbecker, seconded by Morris to table this item until the December meeting.

All Ayes

Motion Carried

New Business:

1. Long and Short Term Rental Ordinance Draft – Iacoangeli handed out a draft ordinance.

Motion by Morris, seconded by Huepenbecker to table this item until the December meeting.

All Ayes

Motion Carried

2. Walk Up Window Discussion – Board members discuss the current ordinance does not address walk up windows. Discussion on how to proceed. Morris suggests the board be provided an architect rendering showing the complete layout as well as ramp access to the window. Fulton will check how other communities have addressed this issue and work on a draft ordinance.

Motion by Macksey, seconded by Fulton to table walk up window pending a draft ordinance that can be reviewed at next meeting.

All Ayes

Motion Carried

Correspondence:

1. Mural Ordinance – Huepenbecker suggests waiting until Reinhard returns to go through what the attorney suggested and rewrite the mural ordinance to include her suggestions.

Public Comment:

1. Peter Muoio asks if the cottage lot proposal is for existing cottage lots or future one. Board members answer it is for existing cottage lots. Muoio notes we need to get back to the police department for routine code enforcement. The board also needs to consider the south and west for future development. Muoio states the Planning Commission needs to address with council the budget next year to insure they have adequate funds to operate.

2. The owner of Lexington Coffee Company states he understands the process involved in regard to the walk up window. With no current zoning regulations and other businesses that currently have these windows, this creates a problem for my business. It is my intention to open my business with hopes that both of these processes come together at the same time.

3. Gil Orris explains he owns a home on Birch Drive and it was never told there was an easement. Opening up Mr. Brown's lots for development would increase the traffic flow in front of my house by 2800% on a gravel road. This is a private drive and the Village needs to take this under consideration.

Adjournment – Motion by Ziegler, seconded by Macksey to adjourn at 9:26 p.m.

All Ayes

Motion Carried

Vicki Scott