

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, December 4, 2017
7 p.m.

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

Roll Call by Beth Grohman, Village Clerk

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

Absent – Morris

Others Present – Paul Iacoangeli, Beth Grohman

Approval of Agenda:

Motion by Macksey, seconded by Huepenbecker to approve the agenda

Discussion – Changes to item 4 Old Business, Draft presented by Iacoangeli only draft ordinance to be discussed.

All Ayes

Motion Carried

Approval of Minutes: Motion by Huepenbecker, seconded by Macksey, to approve the minutes of November 6, 2017 as presented.

All Ayes

Motion Carried

Zoning Administrator Report –

Public Comment –

Gil Orris –5113 Birch Drive – Commented on the Walk Up Window land use request.

Old Business:

1.Cadillac Project Update – Site Plan available for review. David DiRita gave a brief update on the status of the project and also addressed the concerns regarding required landscaping and greenspace in the parking area, stating this would take up parking spaces, and there is currently adequate greenspace in the rear of the park lot. DiRita also pointed out, since this is not new construction, the parking lot should be grandfathered in. Motion by Kaatz, seconded by McCombs, to grandfather the parking lot as requested.

All Ayes

Motion Carried

2. R1-C Zoning District Ordinance for Consideration - Macksey gave the board some history on the NSSD. Greg Brown, one of the north property owners present, gave a brief presentation on the north end property. Requesting the board to consider the R1C Zone so the property can be developed with septic. Creating a R1C Zoning district will promote development and increase tax revenues. Members discussed the road requirements and easements from Birch Drive. Discussion on the RRC Study and grants that may be available for the development of sewers to the north. Motion by Huepenbecker, seconded by Macksey, to table until next meeting.

Ayes- McCombs, Macksey, Kaatz, Reinhard, Huepenbecker, Fulton, Ziegler
Nays – Stencel.

Motion carried

3. Walk Up Service Window Report – Members discussed the walk up window service request. Some concerns from members about safety issues and possible infringement of surrounding property owner. Walk up window not addressed in the ordinance. Suggestion that it should fall under sidewalk café. Members also recommended amending ordinance on sidewalk cafés since it does not address beverages only food service. Motion by Kaatz, seconded by Fulton to approve the walk up window land use permit and amend the ordinance for sidewalk cafés to include walk up windows and beverage consumption.

Ayes- McCombs, Macksey, Kaatz, Reinhard, Fulton, Ziegler, Stencel
Nays – Huepenbecker

Motion carried

4. Long and Short Term Rental Ordinance Draft Update – September meeting the motion on the original draft failed. Members from the prevailing side requested to bring it back to the table for discussion. Motion by Kaatz, seconded by Reinhard to revisit the original draft ordinance on Short term rentals.

All Ayes

Motion carried

Motion by Kaatz, seconded by Reinhard to table items four and five until a special meeting can be set.

All Ayes

Motion carried

5. Outdoor Storage of Recreational Vehicles Section 9.83. – Tabled

New Business:

None offered

Public Comment

Peter Muoio- Trustee – Commented on the north end development and moving forward with an ordinance to allow for development

Gil Orris –5113 Birch Drive – Thank you to the members for approving the walk up window request and the north end development and allowing septic in the Village, also commented on gravel roads.

Adjournment - Motion by Kaatz, seconded by Fulton, to adjourn at 9:20 p.m.

All Ayes

Motion Carried

Beth Grohman