

VILLAGE OF LEXINGTON  
Planning Commission Public Hearing and Regular Meeting  
Monday, February 6, 2017  
7 p.m.

**Public Hearing Called to Order:** 7:05 p.m. by Chairperson Dave Picot  
To receive comments on the amendments to the Village Zoning Ordinances,  
Sections 2.2 , 3.4.1, 4.4.2, 4.5, 4.51.

**Public Comment** – None offered

Discussion – Would like to see a more description on publications,  
Motion by Ziegler, seconded by Macksey to close the Public Hearing at 7:12 p.m.  
All Ayes, Motion carried

**Meeting Called to Order:** 7:12 p.m. by Chairperson Dave Picot

**Roll Call** by Beth Grohman, Village Clerk

**Present-** Ziegler, McCombs, Kaatz, Macksey, Stencel, Picot

**Absent** – Fulton, Reinhard, Huepenbecker

**Others Present** – Beth Grohman Sean Adams

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

All Ayes

Motion Carried

**Approval of Minutes:** Motion by Ziegler, seconded by Macksey, to approve the  
minutes of January 9, 2017 as corrected.

Discussion- High water mark and flood plain.

All Ayes

Motion Carried

**Zoning Administrator Report** – No report available

**Public Comment** – None

**Old Business:**

1. **Approval of Cottage Lot Amendments** – Motion by Kaatz,  
seconded by Ziegler, to recommend approval to Council the proposed  
cottage lot amendments to the Village Zoning Ordinance.

**Unfinished Business:**

1. **Short Term Rentals – Committee Report** – Meetings to discuss short  
term rentals. Committee met twice and the findings that short term  
rentals are an issue need to be addressed and recommendation to  
limit the number of short term rentals in the village except for existing  
rentals, should not exceed 5% of the total homes in the Village. Also  
recommend to limit the proximity of the short term rentals to each other  
(300 feet) to avoid cluster of short term rentals. Suggestion to create a  
fee schedule for registration and penalties for non registration. Kaatz  
questions regarding inspection process. McCombs feels a legal

opinion on Short Term Rentals regarding zoning and can it be regulated by limiting the amount of rentals allowed in the Village. Picot suggested an opinion from village attorney before sending to planner. Stencil questioned if any complaints regarding short term rentals. There has been some concerns about the amount of short terms rentals increasing would change the character of the residential areas. Picot recommended a legal opinion on inspection required.

2. **Request for Funds for Ordinance Amendments** – Sean and Picot to get a cost on legal opinions for the short term rentals. Cost for amendments to ordinance regarding accessory building heights and short term rentals.
  - a. **Accessory Buildings Height** –
  - b. **Short Term Rentals**
3. **Vacant Store Fronts** – Picot met with Crystal Partaka, DDA Coordinator regarding vacant store fronts in the Village. Partaka would like assistance from the Planning Commission. Recommendation was creating a commercial building maintenance ordinance. Picot sent an email to the business owners in the business district, received two responses. Picot researched ordinances on vacant store fronts. One ordinance found, requires a business to register and fees are charged to owner as long as the store is vacant. Need a standard of expectation for the store fronts. Must enforce clean up of blight.

Sean Adams- Capitol Improvement Plan – Will be begin with the Planning Commission.

Tiny Homes – Sean Adams discussed the tiny homes and also mobiles facing the streets. A request from a new tenant who will rent a double lot. Consider putting in tiny homes in the mobile home park.

**Correspondence** – None

**Public Comment** - None

**Adjournment** - Motion by Kaatz, seconded by Macksey, to adjourn at 8:35 p.m.

All Ayes

Motion Carried

Beth Grohman