

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

Meeting Called to Order: 7:00.m.by Chairperson Dave Picot

Roll Call by Beth Grohman, Village Clerk

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

Absent –Kaatz

Others Present – Beth Grohman and five residents

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

All Ayes

Motion Carried

Approval of Minutes: Motion by Ziegler, seconded by Macksey, to approve the minutes of July 3, 2017 as presented

All Ayes

Motion Carried

Zoning Administrator Report –

14 Land Use Permits Issued, 24 complaints handled, four violation letters, six phone in complaints, one unsafe home and thirteen North Shores Mobile Home complaints.

Public Comment – None

Old Business:

1. Medical Marihuana – Picot reported on new information regarding Medical Marihuana. As of December 15, 2017, the State of Michigan will allow five new businesses to service medical marihuana patients, growing, provision center, transportation, processing, and laboratories. Each municipality may choose to allow or deny the operation of any of these businesses in the Village. If allowed, any of the business must be restricted to a specific zone, such as growers would only be allowed in agricultural or industrial districts. MML encourage that municipalities actively create a resolution to deny or allow. Motion by Huepenbecker, seconded by Macksey, to draft a resolution to deny for ten (10) months. All Ayes, Motion carried

Public Comment – Bill Moorey – Commented on the business in Worth Township.

2. Short Term Rental Amendments Review– Discussion on the ordinance and guidelines. Propose to limit to one every three (300) feet, five (5) percent of the total houses in the village which would be approximately thirty three (33). The houses that currently used for short term rentals would be grandfathered in until such time the home sold, then at that time registration would be required by everyone. New proposed rentals would require registration and administration

fee set by the Village Council. The Village would issue a short term rental permit, and would require an agent for the property must live within thirty (30) miles within the home. Fees and penalties discussed. Discussed enforcement, requirement of inspections and safety precautions. Recommendation to look at actual number of homes that are in the R1A and R1B. Review of guidelines for renters.

Bill and Barb Moorey – Lester Street – Commented against short term rentals. Has three short term rentals on his street, having trouble selling home because rentals in neighborhood.

Helen Lisinski – Lester Street – Commented against short term rentals

Peggy Stencil – Main Street – Commented on the short term rentals and contacting police officers.

Members discussed rentals grandfathered in. Recommendation to contact attorney to see if short term rentals can be grandfathered in since the ordinance does not allow operating a business in the residential areas. Authorization to consult attorney needed. Motion by Macksey, seconded by Ziegler to table for thirty days. All Ayes, Motion carried

New Business:

1. Murals – Discussion on the ordinance for wall murals. Ordinance may need to be amended. Recommendation to draft a moratorium on murals to give members time to look and possibly amend the ordinance. Motion by Huepenbecker, seconded by Rienhard to create a moratorium for sixty (60) days. All Ayes, Motion carried.

2. Cottage Lot Issues- Members reviewed a land use permit request for a two story garage on a cottage lot. Dawson ask members for assistance on the request. Dawson explained the set backs were in compliance, but new ordinance requires a site plan review and public hearing. Members agreed to approve the permit with conditions that a architectural design is submitted and present materials used. Motion by Macksey, seconded by Ziegler to approve the land use permit with approved drawing and materials used stated on permit. All Ayes. Motion carried

Dawson recommended a review of the ordinance. Picot and Macksey to work on the amendments and present next meeting.

Dawson also reported that he will be submitting his resignation to the Council this month.

Correspondence – None

Public Comment - None

Adjournment - Motion by Ziegler, seconded by Reinhard, to adjourn at 9:45p.m.
All Ayes

Motion Carried

Beth Grohman

APPROVED