

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Monday, October 1, 2018
7 p.m.

Public Hearing Called to Order: Chairperson Mike Ziegler

Meeting Called to Order: 7:02 p.m. by Mike Ziegler

Roll Call by Beth Grohman, Village Clerk

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

Absent – Kaatz

Others Present –Beth Grohman, Holly Tatman and one citizen

Approval of Agenda: Motion by Macksey, seconded by Stencel, to approve the agenda as amended.

All Ayes

Motion carried

Approval of Minutes – Motion by Morris, seconded by Reinhard, to approve the minutes of August 6, 2018 as presented.

All Ayes

Motion carried

Public Comment – Mike Fulton- abstaining from conversation regarding short term rentals due to conflict of interest.

Zoning Administrator Report –Thirteen land use permits issued. Huepenbecker requested members turn in their zoning maps for amendments. Ziegler commented on the DNR fence. Contractor put in a six foot fence without a permit, however, the area only allows for a four foot fence. Tatman reported that Dawson directed the contractor to stop project until a permit can be obtained and the fence will have to be lowered. Contractor to be fined. Morris asked for an update on the Lex on the Lakes property. Tatman reported the owners came and met herself and Dawson, regarding zoning and the map. Dawson informed the owners on what they would need to present to the Planning Commission. Currently the owners are working on plans for the front house, possibly apartments upstairs with a shop or restaurant on the bottom floor. Cluster housing in the back of property. Discussion on commercial use in a residential area, to put in a business, it would have to have a conditional land use, as well as cluster housing. Motion by Morris, seconded by Reinhard, to accept the Zoning Administrator Report as presented.

All Ayes

Motion carried

Old Business:

1. Discuss Revision of By-Laws – Members discussed the proposed changes. Additional amendments, membership, training, duties of officers, and recording secretary. Amendments made to meeting section regarding agendas. Motion by Huepenbecker, seconded by McCombs to table until next meeting.

All Ayes

Motion carried

New Business:

- 1. Discuss Concern with the Short Term Rental Regulation -** Members discussed the 300 foot rule and defining the how to measure, door to door, structure to structure or lot line to lot line. Also discussion on the renewal fees.
- 2. Discuss Fence Regulation on Corner Lots –** Brief discussion on backyard fences on corner lots. Recommendation to amend, Fences Ordinance. 6.3.1. Huepenbecker recommended the planners work on the wording for this section.

Sewer Project Update - Tatman

Morris requested an update on the North sewer district. Tatman explained where the Village is at with the USDA as far as grants and loans.

Public Comment –

Comment on the speed limit in the Village and surrounding areas. Also commented on large truck traffic on M25 and downtown Lexington. Tatman responded, she spoke with MDOT about reducing the speed. MDOT requires a speed study which could result in an increase in the current speed limit. Recommendation to have police presence and caution signs.

Adjournment - Motion by Morris, seconded by Fulton, to adjourn at 8:35 p.m.

All Ayes

Motion Carried

Beth Grohman