

VILLAGE OF LEXINGTON  
Planning Commission Regular Meeting  
Monday, June 3, 2019  
7 p.m.

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

**Roll Call** by Beth Grohman, Clerk

**Present-** Stencel, McCombs, Reinhard, Macksey, Picot, Morris, Huepenbecker, Ziegler

**Absent** –Kaatz

**Others Present** –Beth Grohman, Holly Tatman, Mike Fulton, and one resident.

**Approval of Agenda:** Motion by Reinhard, seconded by Stencel, to approve the agenda as presented

All Ayes

Motion carried

**Approval of Minutes** – Motion by Huepenbecker, seconded by McCombs, to approve the minutes of May 6, 2019 as presented.

All Ayes

Motion carried

**Public Comment** – None

**Zoning Administrator Report** – Permits – three decks, one driveway, one patio. Twenty calls made for blight tall grass and 10 calls to residents of the LNS MHP. Four letters for 10 day notices and all complied.

Motion by Macksey, seconded by Morris, to accept the Zoning Administrator Report. All ayes, Motion carried.

**Village Manager Report-** Update on the next charrette June 17<sup>th</sup> . Edgewater the group that was hired by the DNR will lead the charrette with Smith Group. Should be the most informative of all the meetings and encourage people to come out.

McCombs questioned the flooding over Memorial Day weekend. Tatman responded that DEQ was notified when the overflow went into the lake. Testing was done of the water and letter was posted on the website for residents.

Motion by Morris, seconded by Picot, to accept the Village Manager Report.

All aye, Motion carried

**Old Business: None**

**New Business:**

**1. Progress on RRC**

**a. Where are we now on RRC** – Huepenbecker reported on quarterly progress. Discussion on the six best practices, public participation and walkability of the Village. Village has an erroneous score for walkability. We may need to develop an ordinance that requires developers to add sidewalks. Picot reported \$30,000 of the \$120,000 grant is designated to the zoning ordinances.

**b. Draft RRC Progress Report** – Started at meeting 18% of the RRC criteria and another 43% were in progress. Now, we are meeting at least 18% and 53% are in progress.

- 2. Update on initiative with Smith Group and discuss how to increase public participation especially from our businesses.** – We want public participation to be real. Want input from the residents and business owners. We need to report public participation from the other committees, such as Environmental, DDA, and keep information updated on our website.
- 3. Consider language to permit existing single family residences in the CBD-** Language from C-1 to CBD to allow for the replacement of existing homes, no new homes will be allowed. Motion by Huepenbecker, seconded by Picot, to hold a public hearing to amend the ordinance allowing the replacement of existing homes in CBD and C-2.  
All Ayes  
Motion carried
- 4. Review the Enabling Better Places Zoning Document – FYI** – Huepenbecker suggested all members review the document; it is a good tool for planning members.

**Public Comment –**

Mike Fulton – Commented on the FEMA, designated drain federal guidelines, public participation, open forum on website.

Jerry Dawson – Informed members of a meeting he will be having with new owner of the old Cantrick building.

**Adjournment** – Motion by Huepenbecker, seconded by Stencil, to adjourn the meeting at 8:39 p.m.

Beth Grohman  
Village Clerk