

VILLAGE OF LEXINGTON  
Planning Commission Regular Meeting  
Monday, August 5, 2019  
7 p.m.

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

**Roll Call** by Beth Grohman, Clerk

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

**Absent** – None

**Others Present** –Beth Grohman, Holly Tatman, Jerry Dawson, and 10 citizens

**Approval of Agenda:** Motion by Morris, seconded by Macksey, to approve the agenda as amended. NB#1 before ZA Report.

All Ayes

Motion carried

**Approval of Minutes** – Motion by Morris, seconded by McCombs, to approve the minutes of July 1, 2019 as presented.

All Ayes

Motion carried

**Public Comment –**

Denny Balmer – 7214 Simons – Comments regarding 5382 Main Street

Denise Cardaris – Painted Paddle – Clarify if a decision will be made at the meeting, would like her attorney present.

Richard Stapleton – 5427 Union – Questions regarding request for use at 5382 Main Street for a wedding venue.

Mary Ann Knoblauch -7127 Simons – Comments regarding 5382 Main, not commercial, it is residential.

Linda Balmer -7214 Simons – Comments regarding 5382 Main Street, owner knew it was residential not commercial.

**NB#1. 5382 Main Street** – Owner Denise Cardaris filed an application for a Short Term Rental at this address. Dawson reported that the application was denied in accordance with the ordinance, cannot be within 300ft of an existing Short Term Rental Unit. Property has been previously used for a short term rental, but does not receive a grandfathered status. Three complaints regarding this property, STR without registration, pool (which is legal) and using property as wedding venue.

**Linda Bombard** - Presented a petition regarding 5382 Main Street – The undersigned, Lexington residents are opposed to any changes in status of the property to commercial or any variances to allow a short term rental.

**Denise Cardaris** – Disagrees with denial, stating this property was used as a short term rental in the past. Variances and exceptions have been made to other properties, such as the Lake Huron Lodge. Prior to the amendments to the STR

ordinance, measuring the 300 ft rule was not clarified and another STR was measured door to door.

**Ziegler**- Current ordinance does not allow for this property to operate as a short term rental due to the 300 ft requirement. It would be allowed to be used as a long term rental. The ordinance will be reviewed in a year.

**Macombs** – STR's are under review with the Michigan Legislature and ordinance may change.

**Kaatz** – Only option to request a rezone of the property.

**Richard Stapleton**- Union Street- Is noise the primary issue?

**Dennis Balmer**- Noise, nuisance issues. Having to close windows at night because of the noise.

**Zoning Administrator Report** – Six permits issued, fifty six phone calls, six letters of correspondence, fourteen complaints, sixteen blight letters, ( nine in compliance). Motion by Reinhard, seconded by Morris, to accept the Zoning Administrator report as presented.

All Ayes

Motion carried

#### **Old Business:**

1. Banner, Flags, and Pennants – Members discussed the banners that are not in compliance and not being removed. There are many more signs than in the past, are and they need to be regulated. Recommendation to revisit the ordinance and enforcement. Ordinance will be addressed with all zoning updates with Wade Trim.

#### **New Business:**

2. Update on Master Plan Initiative – Charrette held at Tierney Park was successful and Planner happy with the turnout and the input from the residents and businesses that have participated. Planner will be bringing back to the Village to start putting things together. Work will start with Wade Trim on the zoning ordinances.

3. CIP Appointments – Kaatz has made no appointments yet. Picot recommended reaching out to the public.

4. Zoning Ordinance Update with Wade Trim – Adam Young would like two Planning Committee members to review the Zoning Ordinance audit with Holly Tatman, Jerry Dawson, Jackie Huepenbecker and him. Picot and Macksey volunteered.

**Correspondence** – Dennis Balmer and Linda Bombard – Opposition to 5382 Main Street operating a short term rental in a residential area not registered and possible rezoning of the property.

#### **Public Comment** –

Linda Bombard- Residents named in the petition would like to commend Jim Macksey and Jackie Huepenbecker for their help.  
Dennis Balmer – Comments regarding the public input. Holly to follow up with Balmer.

**Adjournment** - Motion by Huepenbecker, seconded by Macksey, to adjourn at 8:15 p.m.  
All Ayes  
Motion Carried

Beth Grohman  
Village Clerk

APPROVED