

VILLAGE OF LEXINGTON
Planning Commission Zoom Regular Meeting
Monday, June 15, 2020
7 p.m.

Regular Meeting called to order at 7:04 p.m. by Chairperson Mike Ziegler

Roll Call by Beth Grohman, Clerk

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

Absent – Kaatz, Morris

Others Present –Holly Tatman, and 18 citizens

Approval of Agenda: Motion by Macksey, seconded by McCombs, to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes – Motion by Huepenbecker, seconded by Picot, to approve the minutes of May 4, 2020 as presented.

All ayes

Motion carried

Public Comment – Wendy Garhman -5203 Main Street – requested a response in writing regarding to a question she posed last month regarding property being used for a concrete business. Grohman responded

Manager Report - Tatman reported Jeff Kern has been hired as the new zoning administrator. The budget is to be approved at the end of the month. Staff is currently working 32 hours as part of the Unemployment Workshare program. The office is open five days, with rotating office staff schedules.

Morris joined meeting at 7:30 p.m.

Old Business:

1. Review Draft Master Plan and Consider Recommendation to Council –

Kathleen Duffy, project manager from the SmithGroup used a power point that can be posted on the Village website. She discussed the plans key components, guiding principles, downtown and waterfront plan, and future land use

She explained the next steps:

- a) The Planning Commission passes the plan to Council for authorization to distribute the plan
- b) There is a 63-day review period (Tweaks can be made during this time)
- c) Public Hearing (Suggested informal public “open house” to answer questions prior to formal Public Hearing)
- d) Planning Commission votes on approval
- e) Council adopts same version of plan as the Planning Commission. (If they have any revisions, they send it back to the Planning Commission.)

Motion by Huepenbecker, seconded by Picot, to recommend to Council that they make the draft Master Plan available for the 63 days of public review.

Roll Call

Ayes- Huepenbecker, Picot, Stencel, McCombs, Macksey, Morris, Ziegler

Nays – None

Motion carried

- 2. Review Draft Zoning Ordinance, Audit, Use Matrix and Map and Consider Public Hearing in July** – Using PowerPoint, Adam Young (Wade Trim) explained the draft ordinance adds design/form based standards, incorporates mixed use, adds flexibility, streamlines processes, merges R-1A and R1B, and is better organized and more user friendly. Members discussed flexibility and materials for parking and maximum window coverage for signage.

Discussion of decreasing the three hundred foot distance between short-term rentals.

Motion by Ziegler, seconded by Macksey, to decrease the distance between short-term rentals from 300 feet to 250 feet. Discussion followed

Roll Call

Ayes – Ziegler, Macksey, Stencel, McCombs, Morris, Huepenbecker

Nays- Picot

Motion carried

Motion by Huepenbecker, seconded by Morris, to make the draft Zoning Ordinance available and hold a public hearing on it at the next regular meeting, which is scheduled for July 6.

Roll Call

Ayes- Huepenbecker, Morris, Stencel, McCombs, Macksey, Picot, Ziegler

Nays- None

Motion carried

- 3. Review Draft Capital Improvement Plan and Consider Recommendation of Adoption to Council** – Using a PowerPoint, Adam Young (Wade Trim) reviewed the Capital Improvement Plan, which is a financial plan for infrastructure and purchase of large items for a six-year period.

Motion by Macksey, seconded by McCombs, to recommend adoption of the Capital Improvement Plan to Council.

Roll Call

Ayes- Macksey, McCombs, Stencel, Picot, Morris, Huepenbecker, Ziegler

Nays – None

Motion carried

New Business: None

Public Comment –

Adjournment - Motion by Macksey, seconded by Huepenbecker, to adjourn at 8:00 p.m.

All Ayes

Motion Carried

Beth Grohman

Village Clerk