

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Via Zoom
March 8, 2021
7 p.m.

Regular Meeting called to order at 7:06 p.m. by Co- Chair Will Morris

Roll Call by Beth Grohman, Clerk

Present- Picot, Morris, McCombs, Stencel, Fulton, Huepenbecker, Macksey

Absent – Kaatz, Ziegler

Others Present –Holly Tatman, and five citizens

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

All ayes

Motion carried

Approval of Minutes –

Motion by Huepenbecker, seconded by Fulton, to approve the minutes of February 1, 2021 as presented.

All ayes

Motion carried

Public Comment –

None Offered

Zoning Administrator Report – Processed land use permits for a patio and home expansion. Opening for Zoning Administrator posted. Motion by Macksey, seconded by Fulton to accept the Zoning Administrator Report as presented.

Old Business:

1. Continue Discussion of Design Guidelines and Next Steps – Review

Information from Jamie McCombs – Members discussed the Design Guidelines and the information McCombs presented. Also discussed guidelines for protecting the downtown area and big box stores.

Stencel -Concerns about being too restrictive regarding the ability to develop.

McCombs - The ordinances have structural standards, but architectural styles are not dictated by it. Setting some design guidelines for architectural styles is the focus, to fit the character of the Village.

Morris – Maintaining the character but not limiting the business owners. Currently some business do not conform the architectural styles desired, if renovations are made to the exterior, would they now have to comply with the new standards. Would not force grandfathered buildings to change.

Picot – Enhance the ability to create some compatible and complementary architecture in our community if we were to add some guidelines. Recommendation to do a RFP for some professional help with creating design guidelines for all three mixed use zones, CMU, GMU and CBD. Picot also recommended members put together their thoughts on design guidelines and bring them back to the next meeting.

Macksey – Recommended consult with Robert Gibbs and Associates.

Tatman- Will reach out to other managers to see who has worked on development of guidelines and get some cost estimates, recommendations and copies of RFP's.

Tatman to work with Picot and McCombs and bring back to next meeting.

Huepenbecker requested members to review the guidelines from Hudsonville and Black Diamond, and send her thoughts and highlights to present next meeting.

2. Development Guide – Fulton/Picot – Discussion on Best Practice Three. Having a more active role in assisting potential developer through the land use permit process. Picot drafted a check list to help new developers. Picot, Fulton, Gail Picot, and Holly put together a draft of the development guide.

Huepenbecker suggested to send the draft to members. The current permit forms are being updated. Also Chris Germain sent an update where the Village is with the RRC.

Tatman said Council working on a new website. RFP for new website design is almost ready to send out. Tatman also reached out to other managers regarding website designers and cost estimates.

Picot asked for an update on the DDA Plan

Tatman said Carmine, (CIB Planning) is working with them and a proposal is almost complete. They are waiting on information from the assessor. A draft plan may be available next month for the DDA to review.

New Business: None

Public Comment –

John Buszke – Commended the Commission on the development of the Master Plan. One reason they chose to invest in the community. Enjoying the discussion of design standards. Design standards will help attract tourism. Appreciate the discussion and how helpful Holly has been.

Adjournment - Motion by Macksey, seconded by Huepenbecker, to adjourn at 7:54 p.m.

All Ayes

Motion Carried

Beth Grohman
Village Clerk