

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
**Village Theater**  
**7318 Huron Avenue, Lexington, MI 48450**  
May 3, 2021  
7 p.m.

**Regular Meeting called to order at 7:0 p.m. by** Chairperson Mike Ziegler

**Roll Call** by Beth Grohman, Clerk

**Present-** Morris, McCombs, Macksey, Fulton, Picot, Stencil Ziegler, Huepenbecker

**Absent** – Kaatz

**Others Present** –Holly Tatman, James Pierce, and two citizens

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

All ayes

Motion carried

**Approval of Minutes –**

Motion by Picot, seconded by Fulton, to approve the minutes of March 8, 2021, as presented.

All ayes

Motion carried

**Public Comment –**

None Offered

**Zoning Administrator Report –** Three land use permits issues, 2 land use permits in process, six blight concerns and complaints. Discussion on the new business going into the gazebo building on Main Street. Motion by Morris, seconded by McCombs to accept the Zoning Administrators report as presented.

All ayes

Motion carried

**Old Business:**

**1. Discussion Design Guidelines –** Picot, McCombs, Macksey, and Tatman had been working on developing an RFP for design guidelines. Picot presented a document with design objectives for discussion and members for input. McCombs distributed a document with her thoughts. Macksey suggested contacting Robert Gibbs for his input.

Motion by Morris, seconded by Macksey, that the Planning Commission incorporate these two documents and take to Council to request resources to locate a consultant to assist with the RFP process, not naming a particular source.

Discussion – Specific documents, RFP, and Design Standard Guidelines. Tatman explained the idea is to hire someone to critique the RFP, for which the cost should be minimal, and once the RFP is completed and bids are in then it could go to Council for approval of funds.

Morris withdraws motion and Macksey withdraws support

There was a suggestion to contact Adam Young from Wade Trim because he is already assisting the Planning Commission. Macksey mentioned Bob Gibb's expertise and previous experience with the Village. Some members felt it was not a good idea to ask Bob Gibbs for input since he may want to bid on the job.

Motion by Macksey, seconded by Picot to accept the design objectives in the outline of the draft RFP and establishing the design guidelines for new development and redevelopment in the commercial district.

Roll Call

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

Nays- None

Motion carried

Motion by Morris, seconded Picot, take documents with the draft RFP to the planner and have the RFP designed, submitted to consultants, to apply for it if the funded is approved by Council.

Roll Call

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

Nays- None

Motion carried

- 2. Discussion on RRC Commitment requested of Council** – Fulton reviewed items required to move forward to fulfill the needs for Essential or Certified RRC. The Village currently has completed 61% of the requirements for Essential. One mandate for certification is that all boards review bylaws annually and those that do not have them, must write and adopt them; another requires annual training. Suggested all boards meet together and receive public input... discussion where they can ask questions. Council will consider a resolution to approve this later this month.

Motion by Morris, seconded by Picot, to commend Council for taking the step of doing the Resolution to support RRC, we feel as a group obtaining the RRC will strengthen our Master Plan and goals and move the community forward.

All ayes

Motion carried

### **New Business:**

- 1. Harbor Plan Update** – Tatman gave an update on the status of the DNR Boat Launch.

### **Public Comment** –

Dina Wurmlinger – Agreed with comments on hiring Robert Gibbs to assist with RFP and disappointed in the lack of public participation at the meetings.

**Adjournment** - Motion by Picot, seconded by Fulton, to adjourn at 8:47 p.m.

All Ayes

Motion Carried

Beth Grohman

Village Clerk