

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
**Village Hall**  
**7227 Huron Avenue, Lexington, Michigan**  
June 7, 2021  
7 p.m.

**Regular Meeting called to order at 7:00 p.m. by** Chairperson Mike Ziegler  
**Roll Call** by Beth Grohman, Clerk  
**Present-** Morris, Fulton, McCombs, Huepenbecker, Macksey, Picot, Ziegler  
**Absent** – Kaatz, Stencil  
**Others Present** –Holly Tatman, James Pierce, and two citizens

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

**Kaatz entered meeting at 7:03 p.m.**

**Approval of Minutes –**  
Motion by Picot, seconded by Morris, to approve the minutes of May 3, 2021, as presented.  
All ayes  
Motion carried  
Motion by Fulton, seconded by Picot, to approve the minutes of the Special Meeting May 25, 2021 as presented.  
All ayes  
Motion carried

**Public Comment –**  
Kathy DeCoster -5203 Main Street – Comments on blight concerns and the RFP proposal and vendors.

**Zoning Administrator Report –** Four land use permits issued and four pending. Complaints and blight concerns are being addressed. Three resolved and working with two blight issue at the north end, some progress is being made. Still working with the new owners of 5481 Main Street on site plan for to go service restaurant. Also working with residents on Denissen Street to buffer truck traffic noise.  
Motion by Morris, seconded by Picot, to accept the Zoning Administrator report as presented.  
All ayes  
Motion carried

**Old Business:**

- 1. RFP for Design Guidelines –** RFP approved and ready to be sent out.
- 2. RRC –** Resolution required by Council approved at the May meeting.

Discussion the requirements for the essential RRC, all boards/committees need to have by laws, once a year training for all members, informational meetings by Council four times a year. Planning for the first meeting possibly in August before Council meeting. Also there should be an annual review, training coordinator and a compliance team. Fulton to research which committees are required to get training and have by-laws.

**3. Master Plan** - Picot, Huepenbecker, Morris, Fulton and Larry Adams, to work on the implementation plan.

#### **New Business:**

- 1. Short Term Rentals - Legislation** – MML podcast regarding the proposed legislation. Huepenbecker and Fulton have contacted Michigan Reps and has no response. Morris suggested contacting county commissioners and possible resolution opposing the short term rental legislation to be forwarded to the representatives. Huepenbecker to contact MML regarding sample resolution.
- 2. Signs** – Inquiry for a sign at Foley’s Market, currently digital signs are not allowed. Currently there is a digital sign at Jeff’s Marketplace which is not allowed as well. Discussion to either remove the sign at Jeff’s Marketplace or allow Foley’s.  
**Macksey** – There are several areas that would be able to add illuminated signs if allowed along Main/25.  
**Huepenbecker** – The ordinance does not allow the digital signs on the sides of buildings. What do we want the Village to look like?  
**Morris** – If we are going to constantly modify the ordinance to accommodate special circumstances, then we should not have an ordinances. We either stick with the ordinances or you changes or do a rewrite without a particular person/business in mind or we have a free for all. If Jeff’s should have not had that sign it should have been asked to be taken down a year ago.  
**Kaatz** - Not an easy fix. It is nice to advertise your information in a format that you can control from your phone. But it is about the ordinances that are in place, don’t make rules unless you plan to enforce them.  
**Morris** – Enforce the rules you have, and you don’t change the rules so you don’t have enforce the rules.  
**Kaatz** – It is not something this committee should be pondering, it is in black and white the sign needs to come down.  
**Picot** – The lack of enforcement is the issue here. We need to be fair and consistent or ordinances mean nothing.  
**Kaatz** – All the issues in the Village need to be addressed and enforcement needs to consistent.  
**Huepenbecker** – There will be times when we have to amend the ordinances, when things are not working.  
**Morris** – Agree we just should amend the ordinance to accommodate.

Discussion on fines and removal. Pierce stated he will do as directed. Fine, removal or both.

**Fulton** – Just did the Master Plan, number one thing from the community was the small town charm, need keep that in mind. Compliant is compliant and we need to follow the guidelines that we set forth.

**Public Comment –**

Kathy DeCoster – Questions regarding annual informational meetings and holding them the same day as Council. Also comments regarding the digital signs, and going against your Master Plan

Peter Muoio – Comments regarding the inconsistencies, multiple violations and non compliance.

**Adjournment -** Motion by Huepenbecker, seconded by Picot, to adjourn at 8:36 p.m.

All Ayes

Motion Carried

Beth Grohman  
Village Clerk

APPROVED