

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, Michigan
July 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- Picot, McCombs, Fulton, Macksey, Stencel, Morris, Huepenbecker, Ziegler

Absent – Kaatz,

Others Present –James Pierce, Tatman, Vicki Scott, and one citizen

Approval of Agenda: Motion by Morris, seconded by Stencel, to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes –

Motion by Macksey, seconded by Fulton, to approve the minutes of June 7, 2021, as presented.

All ayes

Motion carried

Public Comment –

Jeff Durecka – Jeff's Marketplace- Statements regarding the new sign and the violation notice received. Presented photos of old sign and new sign. Does not feel his new sign is non-compliant. Asked Planning Commission to review for consideration.

Zoning Administrator Report

Responded to Jeff's comments: have spoken with Jeff's attorney, who has filed an appeal and ZBA will take it up. Contact has been made with ZBA Chairman to set a meeting.

Reviewed the ZA report, land use permits issued and pending, complaints, blight concerns, and lot split.

Motion by Morris, seconded by McCombs, to accept the Zoning Administrator report as presented.

All ayes

Motion carried

Old Business:

1. UPDATE ON MASTER PLAN IMPLEMENTATION – Review of the Steering Committee Report on the Master Plan Implementation.

Motion by Huepenbecker, seconded by Fulton to approve the report from the Implementation Steering Committee.

All ayes

Motion carried

- 2. UPDATE ON DESIGN GUIDELINES RFP** – Two proposals received: Smith Group and Rossetti. Recommendation to use SmithGroup: they facilitated the Master Plan and assisted with the Zoning Ordinance. Stencil voiced concerns regarding setting design guidelines, should not be controlling businesses.

Motion by Huepenbecker, seconded by Macksey, to accept the design guidelines proposal from Smith Group and move forward to determine the funding and send it to Council.

Roll Call

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

Nays- Stencil

Motion carried

New Business:

- 1. REVIEW BYLAWS** - Review of the current bylaws, and suggested amendments. Wil asked about Article 5.B.3 – fees for special meetings and about the timeframe for amending bylaws. It was suggested reviewing bylaws from other communities on these issues.
- Motion by Macksey, seconded by Stencil, review and bring back suggestions next meeting.
All ayes
Motion carried

Public Comment – None

Commissioner Comments

Dave Picot – Need to address the sign issue at Jeff's Marketplace. Training and orientation document needed.

Tatman- Met with the County regarding the DDA plan and map changes. County also reported they received federal money to use for grants specific to EPA, anyone looking to redevelop that may have environmental issues, may be eligible for funds. Tatman reached out to the owners of the Fraser Building regarding possible funding.

Steve Stencil – Reported one of the planters at the Creamery was stolen.

Ziegler – Commented on the July 4th events, what a great job everyone did. Also, the new boat launch looks great.

Adjournment - Motion by Fulton, seconded by McCombs, to adjourn at 8:51 p.m.

All Ayes

Motion Carried

Beth Grohman

Village Clerk