

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, MI  
June 6, 2022

**Regular Meeting called to order at 7:00 p.m. by** Chairman Ziegler

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, Macksey, McCombs, Fulton, Huepenbecker, (Katz @ 7:25 pm)

**Absent:** Morris

**Others Present:** A. Sutton, L. Adams, P. Muoio, D. Zielinski, K. DeCoster, Jeff Durecka, Lisa Durecka, Sara Grout, and 5 residents

**Approval of Agenda:**

Motion by Macksey, seconded by McCombs, to approve the agenda as presented.

All ayes

Motion carried

**Approval of Minutes:**

Motion by Fulton, seconded by Stencel, to approve the minutes of May 2, 2022, as presented.

All ayes

Motion carried

**Public Comment:** None

**Zoning Administrator's Report:**

Sutton explained the zoning administrator's report. She commented that the owners of the gazebo are considering another option for the property instead of the Superstand. Sutton has been working on blight issues. Picot asked going forward for the written findings of any ZBA decisions after their meeting as Planning only has 21 days to appeal.

Motion by Macksey, seconded by Picot, to accept the zoning administrator's report.

All ayes

Motion carried

**Old Business:**

**1. Schedule a public hearing for the rezoning request for Jeff's Marketplace -**

Ziegler asked the Clerk what time frame would be required to schedule a public hearing. Clerk responded it needs to be published in the newspaper 15 days prior to the meeting as well as letters sent out to residents with the 300' radius. Discussion followed on what date would be best to schedule this public hearing.

Motion by Huepenbecker, seconded by Fulton, to schedule a Public Hearing for Jeff's Marketplace for June 29, 2022 at 7:00 p.m.

Roll Call:

Ayes: Huepenbecker, Fulton, McCombs, Macksey, Picot, Stencel, Ziegler

Nays: None

Motion carried

## **2. Update on Implementing the Master Plan –**

Picot reported the steering committee reviewed the responses to the survey that was sent to residents. The downtown was popular with responses for a public square and restrooms and the waterfront was popular with more places for recreation and more and better access. Other items of interest were housing choices, filling the trailer park, finding parking solutions, and slowing traffic down with more walkability. Fulton explained this information is a direct result of the 75 survey responses. Picot asked for the results to be posted online.

## **3. Discuss Draft EV Charging Station Ordinance –**

Picot explained the draft copy came from Auburn Hills with revisions made to fit Lexington. Discussion followed. Fulton mentioned that he was told Lexington should have no problem with the power supporting these EV charging stations.

**\*\*Kaatz arrived at 7:25 p.m.**

Discussion followed on the best locations for charging stations, private property vs. public property. They are currently putting level 2 stations in the state parks. Macksey suggested having our planner look at this. Stencil suggested not placing restrictions on this issue. Picot explained if we get in front of this the cost will be less. Discussion on changing the language for permitted locations on level 3. Kaatz commented they cannot be put in a residential area as a business and suggested talking to Parks & Rec before determining any park locations. Lengthy discussion followed on location for level 2 stations. Allie suggested sharing this information with the Committee of the Chairs for feedback.

## **4. Training Update –**

McCombs explained after referring to the by-laws, the training sessions become a staggered system from person to person. Fulton commented the RRC recommendations are 4 training hours per year.

**New Business:** None

## **Public Comment**

- Kathy DeCoster commented on the EV charging stations and upfront cost.
- Jeff Durecka commented on EV charging stations competing and Village should not be making money.
- Peter Muoio commented on the DDA should pursue the Village green and (3) locations for EV charging stations could be Boynton Bluff, Village lot, and Tierney Park.
- Larry Adams commented on EV charging stations.
- Dave Zielinski commented diamond batteries instead of lithium batteries.
- Trevor Herbert commented on private vs. public EV charging stations.

**Adjournment** - Motion by Fulton, seconded by Picot, to adjourn at 8:11 p.m.

Respectfully submitted,  
Vicki Scott