

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
April 11, 2023 7 p.m.

Regular Meeting called to order at 7:00 p.m. by Chairman Ziegler
Ziegler welcomed Tim Regan to the Planning Commission

Roll Call: Beth Grohman, Deputy Clerk

Present: Fulton, Stencel, Regan, Picot, Morris, Kaatz, Ziegler

Absent: Roehl, Huepenbecker

Others Present: Muoio, DeCoster, Adams, Huepenbecker (via phone)

Approval of Agenda:

Motion by Fulton, seconded by Stencel, to approve the agenda as amended.

New Business 1 A. Transfer of money, and Change Public Hearing date to May 11, 2023.

All ayes

Motion carried

Approval of Minutes:

Motion by Fulton, seconded by Stencel, to approve the minutes of the Regular Meeting of February 6, 2023, as presented.

All ayes

Motion carried

Public Comment: None

Zoning Administrator's Report:

Motion by Morris, seconded by Fulton, to table until next month.

All ayes

Motion carried

Old Business:

1. Discussion of Screening of Trash Containers (Zoning Ordinance 6.2.9)

Motion by Picot, seconded by Stencel to strike from the Zoning Ordinance 6.2.9

Screening of Trash Containers.

Discussion

Roll Call

Ayes- Picot, Stencel, Ziegler

Nays- Fulton, Regan, Morris, Kaatz

Motion Failed

Motion by Morris, seconded by Fulton, to remove #1 and #7, and strike "enclosure" from all lines in this section.

Discussion rewrite the section, and present amendments next month

Morris withdraws motion, Fulton withdraws support.

Motion by Morris, seconded by Kaatz to bring back next month, Fulton to work on amendments.

All ayes

Motion carried

2. **Discussion on Possible Solar Ordinance** – Picot reported Lexington Township created a solar ordinance and recommended creating a similar ordinance to fit the need for the Village. Suggestion on more information and possible item for a workshop.

New Business:

1. **Discussion on Ad Hoc Committees** – Suggested Ad Hoc Committees to work on various items. Recommendation:

Ziegler, Stencel, Picot, and Klaas to work on Solar Ordinance, Dumpster Enclosure requirements, Gielow Land Use

Fulton, Huepenbecker, Regan and Roehl to work on RRC Certification Process, Zoning Board of Appeals (bylaws, training) Klaas assistance, and Capital Improvement Plans.

Motion by Morris, seconded by Fulton, to appoint Ad Hoc Committees as presented.

All ayes

Motion carried

- 1A. **Transfer of Money** – Motion by Morris, seconded by Picot, to approve the transfer of \$300 from Advertising and Publications, to Training to cover cost of the May 25, 2023 training session.

Roll Call

Ayes- Morris, Picot, Fulton, Stencel, Regan, Kaatz, Ziegler

Nays- None

Motion carried

2/3/4 Approve Holding Public Hearing on May 11 for the following amendments to the zoning ordinances,

Sec. 3.2.6 Duties of Zoning Ordinance Administrator (violations)

Sec. 3.4.10 Violations

Sec. 3.9 Violations and Penalties

Sec. 3.4.1 Site Plan Review

Sec. 4.11.1 Footnote to Schedule of Regulations

Sec. 2.2 Definition of Accessory Buildings and Structures

Sec. 5.4 Accessory Buildings

Motion by Fulton, seconded by Morris, to approve holding a public hearing for amendments to the zoning ordinance as presented.

All ayes

Motion carried

5. Discussion of Industrial Roadway

Discussion on concerns of more truck traffic with the expansion of Gielows. Fulton stated Craig Gielow assured there would not be additional truck traffic, no production will be done on Denissen, all production will be moved to the Main Street factory.

Discussion on possible alternate routes for truck traffic.

Public Comment

- Peter Muoio (7276 Lester) – Thanks for the heavy lifting on a lot of difficult subjects, and commented on the speed limit on 25 and talked to MDOT. MDOT has already stated a study could end up increasing speed limit.

Adjournment - Motion by Fulton, seconded by Regan, to adjourn at 8:30p.m.

Respectfully submitted,
Beth Grohman

Approved