

VILLAGE OF LEXINGTON
Planning Commission Public Hearing/Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
May 1, 2023 7 p.m.

Public Hearing called to order at 7:00 p.m. by Chairman Ziegler

- The purpose of the public hearing is to take comments on a proposed adoption of Section 5.29 Electrical Vehicle Infrastructure

Public Comment: None

Closed Public Hearing at 7:01 p.m. by Chairman Ziegler

Regular Meeting called to order at 7:02 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Picot, Stencil, Regan, Roehl, Fulton, Huepenbecker, Kaatz, Ziegler

Absent: Morris

Others Present: Muoio, Adams, Gielows, Orin Campbell, (4) Citizens

Approval of Agenda:

Motion by Fulton, seconded by Stencil, to approve the agenda as presented.

Discussion

Amended Motion by Fulton, seconded by Stencil, to approve the agenda as amended adding 1 A. Select a member and alternate for Harbor Redevelopment Steering Committee.

All ayes

Motion carried

Approval of Minutes:

Motion by Fulton, seconded by Regan, to approve the minutes of the Regular Meeting of April 11, 2023, as presented.

All ayes

Motion carried

Public Comment:

- Vic Reske (Birch Dr.) – asked about the status of the new sewer line project.
- Jeff Moore (Birch Dr.) – asked about the status of the new sewer line project.

Zoning Administrator's Report:

Klaas explained the zoning administrator's report and answered questions.

Motion by Huepenbecker, seconded by Picot, to approve the zoning administrator's report as presented.

All ayes

Motion carried

Old Business:

1. Approve a recommendation to Council regarding the proposed Electrical Vehicle Infrastructure zoning ordinance (Section 5.29)

Motion by Kaatz, seconded by Picot, to approve the recommendation to Council regarding the proposed Electrical Vehicle Infrastructure zoning ordinance (Section 5.29).

Discussion: Huepenbecker explained this does not include the draft language for the Municipal Code of Ordinances.

All Ayes

Motion carried

2. **Discuss Dumpster Enclosures** – Fulton stated that after reading both the zoning and municipal ordinances, he is requesting some changes.

Motion by Fulton, seconded by Stencel, to eliminate 6.29 in its entirety and amend section 54.36 to include sections of 6.29 pertaining to location and maintenance of dumpsters.

Discussion: on Planning can only recommend amending the zoning ordinance not the municipal code of ordinances.

Amended Motion by Fulton, seconded by Stencel, to recommend to Council to eliminate 6.29 in its entirety.

Discussion: on Planning's need to hold a public hearing before recommending an amendment to a zoning ordinance to Council. Discussion on what items to remove and what items to keep in place. Huepenbecker suggested working with the Ad Hoc committee to come up with the proper language.

Fulton withdraws motion. Stencel withdraws support.

Motion by Huepenbecker, seconded by Roehl, to have Fulton work with the Ad Hoc committee to finalize the language.

Discussion on setting a date to bring a recommendation back to Planning.

Amended Motion by Huepenbecker, seconded by Roehl, to have Fulton work with the Ad Hoc committee and come back with a recommendation at the May 11th meeting.

All Ayes

Motion carried

3. **Ad Hoc Committee Reports** – Picot reported Stencel, Ziegler, Fulton, and Picot met with Gielows on site plan review.

They discussed the dumpster screening ordinance.

They discussed the possible need for a solar ordinance. Picot copied emailed the township's solar ordinance to Adam Young for his recommendations. Kaatz explained the Ad Hoc committee cannot spend money. Anything that goes to Adam needs to be voted on by the Planning Commission. Picot will inform Adam tomorrow that we will get back to him once we get approval.

Motion by Picot, seconded by Kaatz, to send the solar ordinance to our planner for purposes of propriety and completeness that would service this community as well as the township not to exceed \$250.00.

Discussion on what funds Planning has available.

Roll Call

Ayes: Picot, Kaatz, Rohel, Regan, Fulton, Huepenbecker, Stencel, Ziegler

Nays: None

Motion carried

New Business:

- 1A. **Select a member and alternate for the Harbor Redevelopment Steering Committee –**

Motion by Huepenbecker, seconded by Fulton, to appoint Dave Picot as representative to the Harbor Redevelopment Steering Committee and Doug Roehl as the alternate.

All Ayes

Motion carried

1. **Review and make a recommendation for the preliminary site plan for Gielow expansion**

Klass explained there was input by the fire chief, police chief, DPW, and the Village's Engineer. Their architect, Orin Campbell has responded to those questions.

Klaas reviewed the concerns that Gielows have addressed and explained the possible MDOT concerns.

Huepenbecker asked about parking in the front of the building and stated our ordinance requires parking to be on the side or rear of the building. She added that we will need a landscape plan as well.

Discussion on the ditching and water flow. The soil permits have all been approved.

Motion by Huepenbecker, seconded by Fulton, to approve the preliminary site plan for the Gielow expansion.

Discussion: on the brine holding tanks.

Roll Call

Ayes: Huepenbecker, Fulton, Picot, Regan, Stencel, Kaatz, Roehl, Ziegler

Nays: None

Motion carried

Motion by Picot, seconded by Huepenbecker, to issue a permit to do the grading and foundation work to proceed currently while the final site plan is being prepared in order to take advantage seasonal drier conditions on this floor plan site.

All Ayes

Motion carried

2. Discuss and recommend a proposed budget to Council

Motion by Huepenbecker, seconded by Ziegler, to recommend the proposed budget to Council.

Regan asked about employee benefits vs. employer FICA. Huepenbecker responded she followed what the Village included the this year's budget. Discussion followed.

Amended Motion by Huepenbecker, seconded by Ziegler, to adjust the employee FICA at \$2,500.00 which would raise the budget to \$44,900.00.

Discussion on part time employee receives no benefits.

Amended Motion by Huepenbecker, seconded by Ziegler, to adjust the employee FICA to \$2,500.00 which would adjust the budget to \$42,400.00.

Roll Call:

Ayes: Huepenbecker, Ziegler, Picot, Regan, Fulton, Stencel, Roehl, Kaatz

Nays: None

Motion carried

Public Comment

- Peter Muoio (7276 Lester) – suggested having a project date for each phase of Gielow's expansion as well as the economic impact.

Adjournment - Motion by Fulton, seconded by Picot, to adjourn at 8:37p.m.

Respectfully submitted,
Vicki Scott