

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
November 6, 2024 7:00 p.m.

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

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Stencel, Morris, Roehl, Kaatz

Absent: Regan

Others Present: L. Fisher, L. Adams

Attendance: Regan is excused

Approval of Agenda:

Motion by Morris, seconded by Kaatz, to approve the agenda as presented.

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Kaatz, to approve the minutes of the Regular Meeting of October 27, 2024, as presented.

All ayes

Motion carried

Public Comment:

- None

Zoning Administrator's Report:

L. Fisher explained the zoning administrator's report and answered questions. Fisher explained Mike Rickerman reached out regarding a mural design. Fisher is still searching for a zoning administrator. Fisher will be handling all zoning permits and questions until a replacement is hired. The ordinance committee has been working on some recommended changes.

Motion by Morris, seconded by Kaatz, to approve the zoning administrator's report as presented.

All ayes

Motion carried

Old Business:

1. Harbor Project Update –

Lori Fisher will email out the draft Edgewater Plan. The Harbor Committee is in place. The DNR Plan is one year behind our plan. We hit a road block with the fuel tanks. The large trees that need to come down will be repurposed into playground equipment. The amphitheater is now funded. Due to the timing of spending the grant funding, Morris suggested not having it come to Planning. Discussion followed.

2. Capital Improvement Plan Update –

Lori Fisher explained the draft copy and stated we are still waiting on the asset management plan and phaser study to be done. We continue to deal with drainage issues and bioswales. Discussion followed.

3. Zoning Ordinance Amendment Subcommittee Update –

Lori Fisher explained the subcommittee is making progress. Fisher explained the proposed changes for Signs (Section 8.5.3 Sandwich Boards and Section 8.5.4 Murals), Building Height (Sections 4.8.5 and 4.11) updated to modify all references of (2) stories to (3) stories and maximum feet to (45), and Short-Term Rentals (Section 5.25.1) changing the total number of permits required in that section. Lengthy discussion followed. Morris asked for a list of potential changes the subcommittee is working on.

4. Draft Fee Schedule –

Lori Fisher explained this is coming back to Planning because the subcommittee is proposing we do not charge for a “Special Land Use for Murals”.

Motion by Morris, seconded by Roel, to approve and recommend the fee schedule to the Council.

All Ayes

Motion carried

New Business:

1. Consider Recommended updates to Zoning Ordinances –

Lori Fisher explained the proposed updates to the Zoning Ordinances.

Motion by Morris, seconded by Roehl, to set a Public Hearing for Monday, December 2, 2024, at a Regular Planning Commission Meeting set for 7:00 p.m. for the purpose of taking comments on Zoning Ordinance Amendments, Sections 4.8 Building Height, 5.25 Short Term Rental, and 8.5 Signs.

Roll Call:

Ayes: Morris, Roehl, Kaatz, Stencel, Ziegler

Nays: None

Motion carried

2. Resignation –

Motion by Kaatz, seconded by Roehl, to accept the resignation of Jackie Huepenbecker.

All Ayes

Motion carried

Public Comment –

- Larry Adams (7311 Lake St.) - commented on crosswalks, short term rentals, CIP Plan, and fencing.

Adjournment – Ziegler adjourned the meeting at 8:51 p.m.

Respectfully submitted,
Vicki Scott