

VILLAGE OF LEXINGTON
Planning Commission Public Hearing/Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
December 2, 2024 7:00 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 zoning ordinance amendments of Signs Sections 8.5.3 & 8.5.4, Building Height Sections 4.8.5 & 4.11, and Short-Term Rentals Section 5.25.1.

Public Comment:

- Peter Muoio (7276 Lester) – commented on Building Height of 3 stories is not inappropriate request compared to other communities.
- Sue Diener (5472 Washington) – commented on not removing the cap for short term rentals.
- Larry Adams (7311 Lake St.) – commented on not removing the cap for short term rentals, and posters being considered as signs.
- Robert Dost (7356 Lester) – commented on not removing the cap for short term rentals.

Closed Public Hearing at 7:02 p.m. by Chairman Ziegler

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

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Stencel, Morris, Roehl, Ehardt, Kaatz

Absent:

Attendance:

Others Present: L. Fisher, K. DeCoster, L. Adams, P. Muoio, Robert Dost, 3 citizens

Approval of Agenda:

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

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Stencel, to approve the minutes of the Regular Meeting of November 6, 2024, as presented.

All ayes

Motion carried

Chairperson Ziegler welcomed William Ehardt to the Planning Commission Board.

Public Comment:

- None

Zoning Administrator's Report:

L. Fisher explained the zoning administrator's report and answered questions. Fisher explained we have three outstanding permits; Gielows, a Mural Request, and a garage on Washington. We received a complaint on the Fraser Building. The ordinance subcommittee met and discussed chickens, fences, and murals. No progress has been made on the search for a Zoning Administrator.

Motion by Morris, seconded by Stencel, to approve the zoning administrator's report as presented.
All ayes
Motion carried

Old Business:

1. Harbor Project Update –

Lori Fisher provided a power point presentation of the draft Edgewater Plan. The Harbor Committee is in place. Discussion followed.

2. Capital Improvement Plan Update –

Lori Fisher explained the draft copy of the CIP plan in the packet.

Motion by Morris, seconded by Roehl, to approve the Capital Improvement Plan and send to Council.

All Ayes

Motion carried

3. Consider Updates to Zoning Ordinance for Signs –

Motion by Morris, seconded by Roehl, to approve the changes to the sign ordinance and send it to Council.

Discussion: Fisher explained these changes are for Signs (Section 8.5.3 Sandwich Boards and Section 8.5.4 Murals).

Roll Call:

Ayes – Morris, Roehl, Stencel, Ehardt, Regan, Kaatz, Ziegler

Nays – None

Motion carried

4. Consider Updates to Zoning Ordinance for Building Height –

Motion by Morris, seconded by Roehl, to approve the changes to the Building Height zoning ordinance and send to Council.

Discussion: Fisher explained these changes are for Building Height (Sections 4.8.5 and 4.11).

Roll Call:

Ayes – Morris, Roehl, Stencel, Ehardt, Regan, Kaatz, Ziegler

Nays – None

Motion carried

5. Consider Updates to Zoning Ordinance for Short Term Rentals –

Motion by Morris, seconded by Roehl, to approve the changes to the Short-Term Rental zoning ordinance and send to Council.

Discussion: Morris explained we heard the comments and concerns from the public hearing. If this change occurs it would only add a couple of openings due to the 250 ft. rule. These changes are for permits required in (Section 5.25.1).

Roll Call:

Ayes – Morris, Roehl, Kaatz, Regan, Ehardt, Stencel, Ziegler

Nays – None

Motion carried

New Business:

1. Murals –

a) Development of Guidelines –

b) Ordinance –

Lori Fisher explained we currently have a land use permit for a mural. We do not have any guidelines for Planning Commission to go on. As the mural was presented, it does not currently meet our ordinance. Lori Fisher provided some sample guidelines from other communities. Fisher asked for direction on what the Planning Commission would like see going forward with murals. Do we want to form a committee with DDA, Arts Council, and a member from Planning to figure out if we want a guiding document to cover murals, or do you want murals to come back to you as a special land use permit? Discussion followed. The Board decided to invite the DDA and Arts Council to the next ordinance subcommittee and bring it back to Planning.

2. Meeting Schedule for 2025 –

Motion by Morris, seconded by Stencel, to approve the 2025 Meeting Schedule as presented.

All Ayes

Motion carried

Public Comment –

- Mike McGovern (7316 Simons) – commented on a job well done by the Planning Commission.
- Larry Adams (7311 Lake St.) - commented on the Short-Term Rental waiting list.
- Doug Roehl – commented on the seminar he and Steve Stencel attended on commercial solar wind zoning.

Adjournment – Ziegler adjourned the meeting at 9:03 p.m.

Respectfully submitted,
Vicki Scott