

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
May 5, 2025 7:00 p.m.

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

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Stencel, Roehl, Ehardt, Muoio, Perry

Absent: Morris

Attendance: Morris did notify the Clerk of his absence

Others Present: L. Fisher, M. McGovern

Approval of Agenda:

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

All Ayes

Motion carried

Approval of Minutes:

Motion by Stencel, seconded by Roehl, to approve the minutes of the Regular Meeting of February 3, 2025, 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 we had 12 land use permits issued since last meeting, 7 have been in the mobile home park. For ordinance enforcement, I have been handling some of it, technically the police have taken it over. I have asked Council to allow us to bring on a special ordinance enforcement person. He does Croswell and Port Sanilac and willing to work in our price range. This would be to help with the harder cases we have such as Gielows or Conley. He is a retired police officer from Saginaw. The Master Plan expires this year. It doesn't need much to update it. We have to add some housing information per the State as well as a survey. Fisher stated we can do this in house. Fisher has been in touch with EGLE with regard to Gielow discharging. A reminder that everyone needs 4 hours of continuing education. We hope to have a public hearing in June regarding the ordinance reviews below. Roehl asked if anyone has gone out to the Gielow plant on M-25 to see if they are complying with the stipulations, we put on it with the site plan. Fisher reported the unshielded lights are not on the site plan, most of the berm structures are in place. They got in trouble with EGLE due to wet lands. I don't think when they agreed to the site plan that they realized they were signing on to \$75,000.00 worth of pine trees. Roehl stated they agreed to that. Roehl asked for a copy of the land use permits. The garage on Lake & Washington looks closer than the 5 ft. to the lot line. Fisher stated they were told about the set back. Fisher explained it should fall on the County to follow up on.

Motion by Ehardt, seconded by Stencel, to approve the zoning administrator's report as presented.

All Ayes

Motion carried

Old Business:

1. Ordinance Review –

- a) **Murals – Section 8.6.1** – Roehl explained we have not made any changes since we reviewed it at our February meeting. Roehl explained the changes that the committee is recommending. We recommend allowing murals with a special land use permit. Fisher explained the major changes are; it doesn't require a site plan review, the owner shall assume responsibility in writing, a mural and wall sign cannot exist on the same wall, advertising is not permitted, and it must comply with our lighting ordinance. The changes also require some definitions to be changed as well. Fisher suggested the Public Hearing take place at the June 2, 2025 Planning meeting.
- b) **Chickens – Add New** – Board members discussed adding this new ordinance as it would only be allowed in certain zoning districts. Roehl suggested changing from 4 hens to 6 hens. Ehardt suggested fixing the typo to read one and one quarter inch. Those were the only two changes since February meeting. Ziegler is not comfortable with the 50 ft. from the next house. Most other communities have between 25 ft.-30 ft. from the next house. Board members agreed to 25 ft. from the next house. Board members discussed and agreed that existing chicken owners would be grandfathered. Fisher explained we do not have the yearly permit made yet. The fee should be very minimal and included on the fee schedule each year. Board members agreed the permit fee should be \$10.00.
- c) **Solar and Battery Storage – Add New Section 5.30** – Roehl explained no changes have been made since the February meeting when we review it. Ziegler asked how long the abandoned period should be. Regan explained it is addressed under #4 definitions. Discussion followed on screening requirements, panels should not exceed 6 ft.
- d) **Mobile Home Park Requirements – Section 5.7.10 (14-16)** – We did not add anything to 5.7.10 General Provisions. We eliminated #14, and changed #15 to allow spray painting and changed it from contractor to homeowner is liable for any damage due to overspray. Discussion on overspray. The permit could require notifying the neighbors. Item #16 language will fall in line with the county where renovations or repairs do not need to be completed by a licensed contractor.

New Business:

1. **Budget** – Fisher explained for revenue from the MISDA grant. Contracted services were increased to handle the master plan update. I included \$15,000.00 for wages, this is yet to be determined how this would be allotted out.

Public Comment –

- Dennis Klaas (5408 Union) – commented on a concern with a property Gus Llernas has on Boynton St. I understand there is a video golf and pickleball being done there. This would require a special land use permit to run this type of business. The portable dumpster business being run out of there, that is not a business that qualifies under the CBD zoning ordinance.

Correspondence – Thank you letter from the Lexington Arts Council

Adjournment – Ziegler adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Vicki Scott