

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, MI  
January 9, 2023 4 p.m.

**Regular Meeting called to order at 4:00 p.m. by Chairman Ziegler**

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, Morris, Roehl, Kaatz arrived at 4:19 p.m.

**Absent:** Huepenbecker

**Others Present:** C. Cutright, D. Klaas, Jackie Huepenbecker (via phone), S. Klaas, K. DeCoster, M. Fulton, L. Adams, D. Zielinski, and 1 citizen.

**Approval of Agenda:**

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

All ayes

Motion carried

**Approval of Minutes:**

Motion by Picot, seconded by Stencel, to approve the minutes of the Regular Meeting of December 5, 2022, as presented.

All ayes

Motion carried

**Public Comment:**

- M. Fulton 5727 Union – RRC back on agenda, when Lexington introduced to RRC Council formulated and approved to a Resolution to follow through with RRC, with new council Attorney stated new Council does not abide by old resolution. Recommendation to ask Council to approve a new resolution.
- K. DeCoster 5203 Main Street Lot 181- Questions regarding the zoning of Kevin Martin's property on Huron Avenue.

**Zoning Administrator's Report:**

Ziegler asked D. Klaas for information on the land use permits he had approved. Klaas explained them and answered questions about the 5795 Main Street sign, portable structures and shipping containers, gravel parking lots, and 7333 Lake Street.

Motion by Picot, seconded by Morris to accept the Zoning Administrator's report.

All ayes

Motion carried

**Old Business:**

1. **Update on CEDAM Fellowship Host Community Grant and next steps for the Planning Commission** – Picot reported the Village was not selected for this program, however, the CEDAM contact suggested we consider an Americore person, Morris offered to follow up on the Americore opportunity.

2. **RRC Update** – Picot remarked that working together, adding capacity, and collaboration and cooperation with all Village Groups will help us become RRC certified. Kaatz supported this, and Cutright added that there are grants available from MEDC for those that are RRC engaged already. New opportunities and training are available.
3. **Training Update** – Picot reported RRC offers a virtual academy – free course: Six (6) one-hour sessions on Thursdays from 6-7 pm (May 18-June 22). Good opportunity for groups looking for training.

Solar Energy Training (2 hours) - a free opportunity from Sanilac County Planning that is on their website. Possibly put together an ordinance. Morris said to be cautious, it's a "hot button" issue.

There is also a workshop on Making Good Decisions provided by Michigan Association of Planners in Frankenmuth.

## **New Business:**

### **1. Election of Officers**

Motion by Morris, seconded by Picot to nominate Mike Ziegler for Chairperson.

All ayes

Motion carried

Motion by Morris, seconded by Ziegler, to nominate Dave Picot as Vice Chairperson.

All ayes

Motion carried

Motion by Picot, seconded by Ziegler, to nominate Jackie Huepenbecker as Secretary.

All ayes

Motion carried

### **2. Set Schedule of Meeting for 2023**

Motion by Morris, seconded by Stencel to approve the meeting schedule as amended:

July meeting on Wednesday, July 5, and September meeting on Monday, September 11 at 4 p.m.

All ayes

Motion carried

### **3. Planning Commission Annual Report**

Motion by Morris, seconded by Ziegler to approve the 2022 Annual Report as presented.

All ayes

Motion carried

### **4. EV Charging Station Ordinance**

Klaas voiced concern on safety issues, too close to a building. Discussion on redlined draft: amendments 5: 29-5 change language, private corporation, not Village property.

Remove 5:29-5 item two language. Section 66-8 Questions on public property.5:29-3

Adam Young added language. Picot explains, MDOT- removing that language Right of Way issues, leave language as is.

Motion by Morris, seconded by Roehl to set Public Hearing for May 1, 2023.

All ayes

Motion carried

5. **Consider Request from the Zoning Administrator and Village Manager to Consider Zoning Ordinance Changes on Three Topic and Authorize them to Work With Wade Trim on These Changes not to Exceed \$750.**

Ordinance language for Section 3-9. Align to fine and fee schedule

Decks – Add language for deck maintenance

Section 5.34 Car ports, shipping containers, portable structures, and accessory building structures codes, intent, and purpose. Fees to be attached

Motion by Morris, seconded by Kaatz, to move forward with Adam Young, at a fee not to exceed \$750.00.

Roll call

Ayes- Morris, Kaatz, Roehl, Stencel, Picot, Ziegler

Nays- None

Motion carried

6. **Discussion on Signs** – Morris suggests public feedback on changes to current language. Gather public input by adding a survey to the website. More discussion next month.

7. **What's bothering you? A Commissioner's New Year Opportunity to Forward and Issue or Concern for Future Group Consideration** – Move the item to next month's agenda.

**Public Comment**

- Kathy DeCoster (5203 Main St. Lot #181) – Comments regarding RRC and training opportunities, gravel dust-free surfaces, and Air B& B's and VRBO.
- Mike Fulton 5727 Union –Responsibility of the Planning Commission to the Village's future and need to look beyond today.
- Larry Adams 7311 Lake Street – Commented on RRC, complicated and try to work together.

**Adjournment** - Motion by Kaatz, seconded by Stencel, to adjourn at 6:07 p.m.

Respectfully submitted,  
Vicki Scott