

**VILLAGE OF LEXINGTON**  
**Planning Commission Regular Meeting**  
**Village Hall**  
**7227 Huron Avenue, Lexington, MI**  
**June 5, 2023 7 p.m.**

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

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, Roehl, Fulton, Huepenbecker

**Absent:** Regan, Morris, Kaatz

**Others Present:** Muoio, Adams, DeCoster, Jarosz

**Approval of Agenda:**

Motion by Huepenbecker, seconded by Fulton, to approve the agenda as amended adding Design Review for Cottage Lot under Old Business #1, and reverse items #1 and #2 under Old Business.

All ayes

Motion carried

**Approval of Minutes:**

Motion by Roehl, seconded by Fulton, to approve the minutes of the Regular Meeting of May 1, 2023, as presented.

All ayes

Motion carried

Motion by Fulton, seconded by Roehl, to approve the minutes of the Special Meeting of May 11, 2023, as presented.

All ayes

Motion carried

**Public Comment:** None

**Zoning Administrator's Report:**

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

All ayes

Motion carried

**Old Business:**

**1. Design Review for Cottage Lot 7333 Lake St.–**

Huepenbecker explained this is a unique property as it has two frontages one being the shoreline and the other Lake St. Jim Pierce approved this in September 2021 as a cottage lot. Denny has given them a few extensions. The owners decided to change their plan. If you look at the front being on Lake St. it wouldn't qualify as a cottage lot, but if you look at the front as being the shoreline, it would qualify. They do have enough room in the front and back of the house. The only thing that is being changed is taking off the second story. The footprint is remaining the same.

Adam Young verified it is fine in this instance to use the shoreline as the front of the house. Lengthy discussion followed. Board members would like more time to look into this property and agreed to hold a special meeting.

Motion by Huepenbecker, seconded by Fulton, to hold a special meeting on June 15, 2023 at 7:00 p.m. to consider the cottage lot at 7333 Lake St.

All Ayes

Motion carried

- 2. Report of Ad hoc Committee on Trash Containers, Gielow land Use, Solar Energy Ordinance** – Picot explained the committee is prepared to discuss the trash enclosures item. You received in your packet an ordinance amendment recommendation to be considered by the Planning Commission. Picot explained the changes in section 2.2 Definitions for dumpsters, as well as striking out section 6.2.9, and updating section 6.10.1 containers and dumpsters.

Motion by Picot, seconded by Ziegler, to recommend this ordinance amendment to the Council.

Discussion: The clerk notes anytime a zoning ordinance change occurs a public hearing must be held. Roehl asked about using different language used under 6.10.1. Huepenbecker reached out to different communities on their current ordinances regarding trash container enclosures and enforcement, as well as and what works best for them. Lengthy discussion followed.

Amended Motion by Picot, seconded by Ziegler, to set a Public Hearing for the zoning ordinance amendment proposal on the above changes at the next regular meeting.

Ayes – 5

Nays – Huepenbecker

Motion carried

- 3. Discussion of Screening of Trash Containers (Zoning Ordinance 6.2.9)** – This was discussed above.

Picot explained the Harbor Redevelopment Committee has not met yet but will update the Board at the next meeting.

Picot explained Adam Young gave us a few options regarding solar ordinance. We have a few sample ordinances as well as recommendations from our planner. The committee will review this and report back at the next meeting.

- 4. Report of Ad Hoc Committee on RRC, Capital Improvement Plan, ZBA** – Huepenbecker explained the ZBA is meeting on June 27, 2023, for a hearing of an appeal as well as to consider draft bylaws. For RRC certification, we sent a letter to Kaatz asking to appoint a few members from Council to be in charge of the tasks that need to be completed. Discussion followed.

Motion by Huepenbecker, seconded by Fulton, to appoint Doug Roehl as the representative for the Capital Improvement Plan from the Planning Commission.

All Ayes

Motion carried

Motion by Huepenbecker, seconded by Fulton, to send the memorandum from the Planning Commission to Kristen and Council.

All Ayes

Motion carried

**New Business:** None

**Public Comment**

- Larry Adams – commented on notifications to neighbors, fences on corner lots, and reviewing the ordinances on fences.
- Ed Jarosz – commented on being thankful for the zoning administrator we currently have in place.
- Kathy DeCoster – commented on dumpster at the Pub needing to be resurveyed.
- Dave Picot – commented the Planning Commission is very happy with the current zoning administrator.

**Correspondence:** Worth Township Letter

**Adjournment** - Motion by Huepenbecker, seconded by Fulton, to adjourn at 8:36p.m.

Respectfully submitted,  
Vicki Scott

APPROVED