

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
November 14, 2022

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

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Picot, Stencel, Morris, Fulton, Huepenbecker

Absent: Macksey, McCombs, Kaatz

Others Present: A. Sutton, P. Muoio, K. DeCoster, L. Adams, and Arlette Sutton

Approval of Agenda:

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

All ayes

Motion carried

Approval of Minutes:

Motion by Huepenbecker, seconded by Stencel, to approve the minutes of the Regular Meeting of September 12, 2022, as presented.

All ayes

Motion carried

Public Comment:

- Kathy DeCoster (5203 Main) - asked about the progress on the Fraser Building.

Zoning Administrator's Report:

Sutton explained the zoning administrator's report and welcomed Denny Klaas as the new zoning administrator. Klaas answered questions from the board.

Motion by Huepenbecker, seconded by Morris, to accept the zoning administrator's report.

All ayes

Motion carried

Old Business:

1. Motion to approve sending the draft EV Charging Station to Adam Young (Wade Trim) to review for a maximum cost of \$500 -

Motion by Huepenbecker, seconded by Morris, to approve sending the draft EV Charging Station to Adam Young to review for a maximum cost of \$500.00.

Discussion: on the topic of enforcing this ordinance.

Roll call:

Ayes: Huepenbecker, Morris, Picot, Stencel, Fulton, Ziegler

Nays: None

Motion carried

2. **Training Update –**

Ziegler explained McCombs is out of town. McCombs sent a training report with upcoming sessions for those who have not received their 4 hours of training for the year. Links have been provided.

New Business:

1. **Motion to accept the resignation of Jim Macksey –**

Motion by Huepenbecker, seconded by Fulton, to accept Jim Macksey's resignation with regret.

All ayes

Motion carried

2. **Discussion on Community Development Fellow Host – Dave Picot (Through CEDAM – Community Economic Development Association of Michigan)**

Picot presented a power point presentation on the CEDAM program. MEDC offered the invitation to apply for this fellowship opportunity. The 15-month fellowship program lasts through August 2024. Picot explained the many opportunities this could provide for the Village. Having this individual focus on goals set by Village is extremely beneficial. The deadline to apply for this application is December 7, 2022. The fee to participate in this program is \$10,000.00 and is due by May 1, 2022. Lengthy discussion followed on this opportunity and where the funds would come from. Picot suggested asking council to approve moving forward to submit the application by December 7, 2022. Picot explained we would have until May 2023 to find funding. Picot suggested forming a study session to work on the application. Discussion followed.

Motion by Morris, seconded by Fulton, to recommend to council to pursue the CEDAM fellowship program and provide a grant application presentation at the council meeting in two weeks.

Roll call:

Ayes: Morris, Fulton, Picot, Stencel, Huepenbecker, Ziegler

Nays: None

Motion carried

Discussion on setting a date for a study session. Scott explained you can not have more than 4 planning members participating otherwise it will be considered a special meeting. Fulton explained if the study session is scheduled after November 19th he will not be a Planning Commission member as his term is up.

Motion by Ziegler, seconded by Fulton, to form a work study session for CEDAM on November 21, 2022 at 2:00 p.m. consisting of Dave Picot, Mike Ziegler, Jackie Huepenbecker, and Mike Fulton.

All ayes

Motion carried

3. **Motion to approve the Fee Schedule –** Huepenbecker suggested keeping the zoning fees the same as last year other than those indicated with an asterisk. After getting the staff's input, Huepenbecker suggested lowering the fence permit fee from \$100 to \$50. Huepenbecker suggested removing the words "Land Use" under the section that reads "Failure to obtain a Land Use Permit will result in a fine equal to 3 x times the permit cost. Discussion followed on the raising the short-term rental renewal fee from \$25 to

\$50. Morris suggested raising all the fees by 6%. Discussion followed. Ziegler explained we compared our zoning fees with surrounding communities last year and found we are in line with our fees. Sutton asked what the difference is between an independent site review versus a regular site review. Board suggested removing it. Klaas would like to see the fines increased more than the fees for permits. Discussion followed. Board agrees to remove Land Use Permit Fines for both residential and commercial as it is redundant. Board agrees to leave the fence permit at \$100. Motion by Picot, seconded by Morris, to approve the fee schedule with the corrections above and send to council.

Roll call:

Ayes: Picot, Morris, Stencel, Fulton, Huepenbecker, Ziegler

Nays: None

Motion carried

- 4. Discussion of Signs** – Morris suggests revisiting the ordinance on digital signs. We should be taking into consideration the communities' comments with digital signs. Morris explained after Jeff's was granted a digital sign it does not seem fair to the other businesses like Foley's on M-25 that would like a digital sign. Discussion follows. Motion by Morris, seconded by Stencel, to revisit the sign ordinance (section 6) at the next meeting.

Roll call:

Ayes: Morris, Stencel, Picot, Fulton

Nays: Huepenbecker, Ziegler

Motion carried

Public Comment

- Larry Adams (7311 Lake St.) commented on the EV stations in regards to the police department monitoring it. Adams commented on listing Air B&Bs on website.

Adjournment - Motion by Fulton, seconded by Ziegler, to adjourn at 8:57 p.m.

Respectfully submitted,
Vicki Scott