

**Village of Lexington**  
**Planning Commission Regular Meeting**  
**Village Hall, 7227 Huron Ave., Lexington, MI 48450**  
**November 14, 2022**  
**7 PM**

**CALL TO ORDER REGULAR MEETING:** Mike Ziegler

**ROLL CALL:** Vicki Scott

Members: Ziegler      Stencil      McCombs      Fulton      Kaatz  
                 Picot      Macksey      Morris      Huepenbecker

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:**

Pages 1-2

Motion to approve the minutes of the Regular Meeting of September 12, 2022

**PUBLIC COMMENT:** (3-minute limit)

**ZONING ADMINISTRATOR'S REPORT**

Page 3

**OLD BUSINESS**

Pages 4-7

1. Motion to approve sending draft EV Charging Station to Adam Young (Wade Trim) to review for a maximum cost of \$500
2. Training Update – Jamie McCombs

**NEW BUSINESS**

1. Motion to accept the resignation of Jim Macksey
2. Discussion on Community Development Fellow Host - Dave Picot (through CEDAM – Community Economic Development Association of Michigan)
3. Motion to approve the Fee Schedule
4. Discussion of Signs – Wil Morris

**PUBLIC COMMENT:** (3-minute limit)

**ADJOURNMENT**

VILLAGE OF LEXINGTON  
**Planning Commission Regular Meeting**  
Village Hall  
7227 Huron Avenue, Lexington, MI  
September 12, 2022

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

**Roll Call:** Vicki Scott, Clerk

**Present:** Ziegler, Picot, Stencel, McCombs, Morris, Huepenbecker

**Absent:** Macksey, Fulton, Kaatz

**Others Present:** A. Sutton, P. Muoio, K. DeCoster, L. Adams, and Mr. & Mrs. Diener

**Approval of Agenda:**

Motion by Huepenbecker, seconded by Picot, to approve the agenda as amended moving #1 in New Business to #1 in Old Business.

All ayes

Motion carried

**Approval of Minutes:**

Motion by Morris, seconded by Stencel, to approve the minutes of the Regular Meeting of August 1, 2022, as presented.

All ayes

Motion carried

**Public Comment:**

- Mrs. Diener thanked the board for moving them up on the agenda.

**Zoning Administrator's Report:**

Sutton explained the zoning administrator's report and answered questions.

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

All ayes

Motion carried

**Old Business:**

**1. Motion to approve the land use request at 5472 Washington St. (cottage lot) -**

Motion by Ziegler, seconded by Morris, to approve the land use request at 5472 Washington St.

Discussion: Sutton explained there will be a 10 ft. reduction in the house size. The reduction is at the rear of the house. Planning already approved the original plan.

Amended Motion by Ziegler, seconded by Morris, to approve the design review request to downsize the building at 5472 Washington St.

Roll call:

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

Nays: None

Motion carried

### 1.b Discuss Draft EV Charging Station Ordinance –

Morris asked if we received any responses from other committees. Huepenbecker explained we received two responses from the DDA. Picot answered a letter that was received with a concern about handicap parking spots. Picot explained section 5.25.5.2 addresses disability concerns. We will remain hands off on where a private company installs an EV station. Discussion followed. Morris explained this ordinance is to let people know we are an EV friendly community.

Motion by Huepenbecker, seconded by McCombs, to send this draft ordinance to Adam Young, our planner, for his review.

Roll call:

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

Nays: None

Motion carried

### 2. Training Update –

McCombs attended a webinar in May regarding solar energy and will look into sharing the webinar link with those members that couldn't attend. The webinar in the packet is through MML regarding zoning. If any members are interested, the link is included. The webinar will be an hour long. The MML site has other free webinars as well. Discussion followed.

### 3. Update on Implementation of Master Plan –

Huepenbecker explained we have a chart with priority items to work on. Our steering committee has gone from five people down to three. Morris suggested we need more people on the steering committee. We need to know if there is any support or interest in moving this project forward. Morris explained without proper resources and council support it is hard to move this project forward. Picot explained if we are going to get through RRC, we need to fund it and resource it. Discussion followed.

### Public Comment

- Kathy DeCoster commented on the wording of the EV ordinance. Can it be connected and not utilizing the charge?
- Peter Muoio commented on the conflict between public vs. private issues.
- Larry Adams commented on the police department monitoring the EV stations.
- Mike Ziegler commented on the EV ordinance 5.29.5 item 3 discussing lighting. The words down shielding should be added.

**Adjournment** - Motion by Huepenbecker, seconded by Stencel, to adjourn at 8:05 p.m.

Respectfully submitted,  
Vicki Scott

**Zoning Administrator Report  
Village of Lexington  
November 2, 2022**

Outlined below are the activities of the Zoning Office from July 28, 2022- November 2, 2022.

1. Land Use Permits (issued): 3
  1. Residential – 2
    1. Garage and Driveway- 7222 Simons
    2. Site Plan Review and Permit to Rebuild- 5472 Washington
  2. Commercial –1
    1. 7235- Seasonal Sale (Haunted House)
  3. MHP – 0
  4. Industrial – 0
2. Land Use Permits Pending or in Discussion-0
3. Sign Permits – Issued – 1
  1. New Sign-7329 Huron
4. Sign Permits (pending/discussed) –0
5. Complaints and Blight Concerns – 4
  - Overgrown Lawn, Weeds, Solid Waste and Similar Items

Dennis Klaas has been hired as the Village Zoning Administrator. He is currently in training through MSU Extension in the Citizen Planner Program which will be completed on or before January 1, 2023, he will then complete the Zoning Administrator Certification Program on or before March 1, 2023. Our new Zoning Administrator is also updating many application forms to make them easier for residents and village use. The Zoning Administrator can be contacted via email at [zoning@villageoflexington.com](mailto:zoning@villageoflexington.com) and via phone at 586-372-8035. I will be meeting with Mr. Klaas weekly in the village office. Office hours will soon be established, he will also be available at scheduled meeting times as needed. I will do my best to ensure this is a smooth transition giving my assistance as needed.

## Training Report November 2022– Jamie McCombs

So far this year, five credit hours have been made available to Planning Commission members. Four hours are required each calendar year. Most of the workshops are still available online and members have been sent links.

- 1/25/2022 Placemaking Webinar - Corey Northrup (1.5 hours)
- 5/12/2020 Solar Energy Webinar - Brad Neuman (1.5 hours)
- 9/29/2022 Problem with Solar Energy isn't Investment, It's Location – NPR (1 hour)
- 10/4/2022 Health in All Policies - MML (1 hour)
- 11/30/2022 How to Write a Better RFP - Michigan Association of Planners

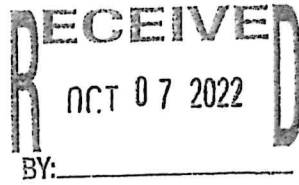
Here's the link for the RFP workshop:

<https://docs.google.com/forms/d/e/1FAIpQLSenLRAFg2KF8sTx3SLHjEEjutYEwAB8W1Y2oM4LOjWC1kkBVA/viewform>

Here's the link to the NPR program: Problem with Solar Energy isn't Investment, it's Location:

<https://the1a.org/segments/the-fight-over-solar-isnt-investment-its-about-location/>

There are other videos available through MML (Michigan Municipal League).



10/7/22

It is with regret that  
I submit Jim Macksey's  
request to RESIGN from  
the PLANNING COMMISSION  
as he has relocated to  
Bloomfield Hills

Mike Ziegler  
CHAIRMAN  
PLANNING COMMISSION  
Mike Ziegler

## Fee Schedule

The Village proposal is to raise the fees by 6%. Suggest keeping ours as they are other than those indicated with an asterisk.

### **Zoning**

Special Land Use	\$500
Variance	\$500
Re-Zone	\$500

### **Commercial Land Use Permit**

New Commerical and Industrial Bldgs	\$200
Additions to Commerical & Insustrial Bldgs	\$150

<b>Alteration, Remolding, or reconfiguration of existing building</b>	<b>\$400</b>
Alteration, Remolding, or reconfiguration for new use	\$250
Accessory Buildings	\$100
Parking Lots	\$200
Driveway Permit	\$50
Open Air Business	\$100
Demolition of Commerical Buildings up to 5000 ft	\$50
Demolition of Commerical Buildings over 5000 sq ft	\$200

Move building onto property:

<b>Up to 1,800 sq. ft.</b>	<b>\$100</b>
<b>Over 1,800 sq. ft.</b>	<b>\$150</b>

### **Performance bond formula**

Signs Commerical	\$100
Signs - Residential use	\$50

Fence	\$100
Sidewalk, cement pad - independent site review	\$50

### **Residential Land Use Permit**

New Home	\$100
Addition to house (alteration to footprint or height)	\$50
Garage - detached	\$50
Residential Accessory buildings	\$50
Demolition of Residential Buildings	\$50
Move residential building onto property:	\$100

### **Performance bond formula**

Mobile Home Placement	\$50
Swimming Pool above ground	\$50
Swimming Pool in ground	\$100
Home Occupation	\$100

* Fence	<del>\$100</del> <b>\$50</b>
Driveway Permit, new, relocation or resurfacing (and site review)	\$50
Sidewalk, cement pad - independent site review	\$50
Deck Porch (open or closed) gazebos	\$50
<b>Land Use Permit Fines - Residential</b>	<b>\$250</b>
<b>Land Use Permit Fines - Commercial</b>	<b>\$350</b>

\* **Failure to obtain a ~~Land Use~~ Permit will result in a fee equal to 3 x times the permit cost**

**Where Planner, Engineer and/or Attorney is utilized, their fee(s) will be utilized (a 2% admin fee will be added)**

**Planning Review Fee Schedule**

Single-Family Subdivision Plat/Site Condo Review:	\$500
Site Plan Review:	\$500
Planned Unit Development:	\$500
* <del>Rezoning Applications (Duplication)</del>	<del>\$500</del>
Special Planning Commission Meeting requested	\$200

Special Land Use Applications: (Listed above)  
Cluster Housing  
All other Commercial Applications

Landscape Plans \$50

~~Variances:~~ \$400

Review of Revisions: One half fee schedule

Annexation Petition	\$300
Detachment Petition	\$300
Industrial Development District	\$600
Tax Abatement Permit	\$600
Land Split	\$150

\* Short Term Rental - Initial \$200

\* Short Term Rental - Renewal (Increased from \$25) \$50

~~Conditional Land Use~~ See above

**Any and all legal, planning, and/or engineering fees will be borne by the applicant. \$1,000 escrow account required. Unused funds to be returned to applicant. Insufficiently funded must be made whole prior to continuation of review.**