

**Village of Lexington
Public Hearing and
Planning Commission Regular Meeting
Village Hall, 7227 Huron Ave., Lexington, MI 48450
Monday, December 2, 2024
7:00 PM**

CALL TO ORDER PUBLIC HEARING: Mike Ziegler

The purpose of the public hearing is to take comments on a proposed zoning ordinance amendments of Signs Sections 8.5.3 & 8.5.4, Building Height Sections 4.8.5 & 4.11, and Short Term Rentals Section 5.25.1.

CLOSE THE PUBLIC HEARING: Mike Ziegler

CALL TO ORDER REGULAR MEETING: Mike Ziegler

ROLL CALL: Vicki Scott

Members: Ziegler Stencil Roehl Kaatz
 Regan Morris Ehardt

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Pages 1-2

Motion to approve the minutes of the Regular Meeting of November 6, 2024.

PUBLIC COMMENT: (3-minute limit)

ZONING ADMINISTRATOR'S REPORT

OLD BUSINESS

Pages 3-6

1. Harbor Project Update – Lori
2. Capital Improvement Plan Update – Lori
3. Consider updates to zoning ordinance for signs
4. Consider updates to zoning ordinance for building height
5. Consider updates to zoning ordinance for short term rentals

NEW BUSINESS

Pages 7-19

1. Murals
 - a. Development of guidelines
 - b. Ordinance
2. Meeting schedule for 2025 – Motion to approve the 2025 Meeting Schedule as presented.

PUBLIC COMMENT: (3-minute limit)

ADJOURNMENT

VILLAGE OF LEXINGTON
Planning Commission Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
November 6, 2024 7:00 p.m.

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

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Stencel, Morris, Roehl, Kaatz

Absent: Regan

Others Present: L. Fisher, L. Adams

Attendance: Regan is excused

Approval of Agenda:

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

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Kaatz, to approve the minutes of the Regular Meeting of October 27, 2024, 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 Mike Rickerman reached out regarding a mural design. Fisher is still searching for a zoning administrator. Fisher will be handling all zoning permits and questions until a replacement is hired. The ordinance committee has been working on some recommended changes.

Motion by Morris, seconded by Kaatz, to approve the zoning administrator's report as presented.

All ayes

Motion carried

Old Business:

1. Harbor Project Update –

Lori Fisher will email out the draft Edgewater Plan. The Harbor Committee is in place. The DNR Plan is one year behind our plan. We hit a road block with the fuel tanks. The large trees that need to come down will be repurposed into playground equipment. The amphitheater is now funded. Due to the timing of spending the grant funding, Morris suggested not having it come to Planning. Discussion followed.

2. Capital Improvement Plan Update –

Lori Fisher explained the draft copy and stated we are still waiting on the asset management plan and phaser study to be done. We continue to deal with drainage issues and bioswales. Discussion followed.

3. Zoning Ordinance Amendment Subcommittee Update –

Lori Fisher explained the subcommittee is making progress. Fisher explained the proposed changes for Signs (Section 8.5.3 Sandwich Boards and Section 8.5.4 Murals), Building Height (Sections 4.8.5 and 4.11) updated to modify all references of (2) stories to (3) stories and maximum feet to (45), and Short-Term Rentals (Section 5.25.1) changing the total number of permits required in that section. Lengthy discussion followed. Morris asked for a list of potential changes the subcommittee is working on.

4. Draft Fee Schedule –

Lori Fisher explained this is coming back to Planning because the subcommittee is proposing we do not charge for a “Special Land Use for Murals”.

Motion by Morris, seconded by Roel, to approve and recommend the fee schedule to the Council.

All Ayes

Motion carried

New Business:

1. Consider Recommended updates to Zoning Ordinances –

Lori Fisher explained the proposed updates to the Zoning Ordinances.

Motion by Morris, seconded by Roehl, to set a Public Hearing for Monday, December 2, 2024, at a Regular Planning Commission Meeting set for 7:00 p.m. for the purpose of taking comments on Zoning Ordinance Amendments, Sections 4.8 Building Height, 5.25 Short Term Rental, and 8.5 Signs.

Roll Call:

Ayes: Morris, Roehl, Kaatz, Stencel, Ziegler

Nays: None

Motion carried

2. Resignation –

Motion by Kaatz, seconded by Roehl, to accept the resignation of Jackie Huepenbecker.

All Ayes

Motion carried

Public Comment –

- Larry Adams (7311 Lake St.) - commented on crosswalks, short term rentals, CIP Plan, and fencing.

Adjournment – Ziegler adjourned the meeting at 8:51 p.m.

Respectfully submitted,

Vicki Scott



CAPITAL IMPROVEMENT PLAN 2025 - 2026

GENERAL FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	Total
IT Equipment		\$5,000					\$10,000
Webpage		\$7,000		\$5,000			\$7,000
New Fire Engine			\$500,000				\$500,000
Village Hall Expansion and Rehabilitation			\$170,000				\$0
DPW Building							
Adjacent Property	\$5,000						\$5,000
Hand Rail at Lake St. Access	\$2,000						\$2,000
Police Vehicle				\$32,000			\$32,000
Tierney Park Renovations	\$5,000,000						\$5,000,000
Security Cameras	\$10,000						\$10,000
Planning/Economic Development Studies	\$5,000	\$30,000					\$35,000
Recreation Improvements		\$30,000			\$30,000		\$90,000
Project Costs Total	\$5,022,000	\$72,000	\$670,000	\$37,000	\$30,000	\$15,000	\$5,676,000

Master Plan, Code of Ordinance

DDA

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	Total
Village Green Improvements	\$10,000						\$10,000
Security Cameras	\$30,000						\$30,000
Project Costs Total	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000

CEMETERY

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	Total
Gravel for cemetery roads	\$10,000						\$10,000
Water line for West, Old & New East Div		\$10,000					\$10,000
New siding for storage shed			\$6,000				\$6,000
Portable power washer system				\$6,000			\$6,000
Eliminate water issue in chapel basement					\$7,000		\$7,000
Columbarium						\$40,000	\$40,000
Project Costs Total	\$10,000	\$10,000	\$6,000	\$6,000	\$7,000	\$40,000	\$79,000



CAPITAL IMPROVEMENT PLAN 2025 - 2026

NORTH SHORES

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/2031	Total
Slope Stabilization Project				\$1,800,000			\$1,800,000
Club House			\$15,000			\$10,000	\$25,000
Repair Poor Drainage Areas	\$8,000						\$8,000
Foot Shower	\$6,000						\$6,000
Golf Cart Replacement						\$10,000	\$10,000
Fence to Beach	\$10,000						\$10,000
Project Costs Total	\$24,000	\$0	\$15,000	\$1,800,000	\$0	\$20,000	\$1,859,000

Roof, HVAC

SEWER FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Crushed Stone Driveways for Lagoon		\$20,000					\$20,000
Project Costs Total	\$0	\$20,000	\$0	\$0	\$0		\$20,000

WATER FUND

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
West End Booster Station			\$900,000				\$900,000
Intake Maintenance - Analysis		\$25,000					\$25,000
DPW Equipment and Vehicles				\$55,000			\$55,000
Project Costs Total	\$0	\$25,000	\$900,000	\$55,000	\$0	\$0	\$980,000

STREETS

Funding Source/Project	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Washington & Boynton Parking Lot	\$45,000						\$45,000
Sidewalks - Village Hall	\$10,000						\$10,000
Barnhivian Parkway Reconstruction	\$375,000						\$375,000
Boynton Street Repaving	\$350,000						\$350,000
M-90 Pathway Reconstruction				\$25,000			\$25,000
Mobile Home Park Street Improvemnts		\$80,000					\$80,000
Paser Study (last done 2021)						\$10,000	\$10,000
Project Costs Total	\$780,000	\$80,000	\$0	\$25,000	\$0	\$10,000	\$895,000



To: Village of Lexington Planning Commission

From: Lori Fisher, Village Manager

Date: October 23, 2024

Re: Proposed Zoning Ordinance Updates for Signs, Building Height, and Short-Term Rentals

Signs – Sandwich Boards and Murals

Sandwich board signs are only addressed in the chart and as they can be considered “free standing,” we felt that an additional section should be included. It is recommended that the following be added:

8.5.3 Sandwich Board Sign General Requirements

1. In addition to other signs permitted for a business, one (1) sandwich board sign is also permitted per premise which has frontage on a public roadway.
2. Two (2) signs will be permitted per premise which has frontage on two (2) public roadways.

8.5.4 Murals – See chart for requirements

Expand chart to include additional zoning GC, G-MU, MHP, and I-MU

Building Height –

Recognizing the costs involved with building, many studies have pointed to the necessity of a third floor in a typical mixed use or multi-family residential building. There are several properties along the main corridor that we would like to see developed and feel that eliminating the two-story restriction and increasing the allowable height to 45 feet would better allow development opportunities in the C-MU and G-MU areas.

It is recommended that sections 4.8.5 and 4.11 are updated to modify all references of two (2) stories to three (3) and maximum feet to forty-five (45).

Short Term Rentals –

Short term rentals have become popular in recent years and provide accommodations for our many visitors. Our ordinance limits the number of potential rentals in two ways, first being a distance restriction from another rental of 250 feet and the second a cap on the total available permits.



We have met our maximum allowed permits of 5% of the total homes in the Village and currently have a waiting list. Rentals are only restricted in the R-1, C-MU, and G-MU districts. HOA bylaws and deed restrictions can also limit an owners ability to rent.

It is recommended that we delete the total number of permits requirement in section 5.25.1 to read:

Short term rentals within the R-1, C-MU and G-MU Districts are subject to the requirements of this Section. The provisions of this Section shall not apply to short term rentals within the CBD and GC Districts. Short term rentals within the Village of Lexington are necessary because of the limited availability of lodging; however, it is important to strike a balance between the interests of the community residents, community business owners, visitors to the community and property owners wishing to engage in short term residential rentals. While these short-term rentals bring many benefits to the community, they can simultaneously create concerns surrounding issues of traffic, parking, congestion, litter and noise and they were in violation of the R-1 zoning ordinances. As of this date, most if not all of the short-term residential rentals are located in those areas zoned as R-1 with the majority located east of M-25 near Lake Huron. Many of these rentals are very close together creating the potential to jeopardize the single family neighborhood character; therefore, for purposes of maintaining the small town character of our Village, short term rentals will be limited to one every 250 feet and ~~comprise a maximum of five percent (5%) of the total number of houses in the Village that are not restricted by deed or HOA (as of September 2017: 402 total homes x 5% = 20).~~ The required minimum distance between STR properties shall be 250 ft. For the purpose of determining the distance between properties, the measurement shall begin and terminate at the closest point between the two properties **(measured from property lines)**, for a distance of not less than 250 ft. Those in operation as of May 2018 and initially registered by July 31, 2018, will be considered established and permitted until such date as they are either sold, fail to be used as a short-term rental for more than eighteen (18) months or the owner fails to renew the registration of the rental by the registration deadline.



PUBLIC ART BLUEPRINT FOR DOWNTOWN FARMINGTON

FINAL PROJECT SUMMARY DOWNTOWN DEVELOPMENT AUTHORITY CITY OF FARMINGTON, MICHIGAN April 2017

The City of Farmington Downtown Development Authority (DDA) is leading an effort to set strategic priorities for incorporating public art installations and experiences in the downtown district to further economic prosperity and the vibrancy of the downtown while strengthening community cohesion and connectivity. The Farmington DDA desires to engage the community in sharing perspectives, ideas and input for development of this public art blueprint as well as in future efforts to implement specific public art projects. Two community stakeholder meetings were held in November 2016 and January 2017 to define project goals and priorities. An online community survey engaged 131 individuals in sharing input for this public art initiative – over 98% said they favored an increase in downtown public art. A community forum on March 8, 2017 solicited further community input on project priorities and opportunities.

This project has been led by the City of Farmington’s DDA in collaboration with consultant partners Creative Many Michigan and Beckett Raeder, Inc. with technical assistance funding and facilitation support from Main Street Oakland County and the National Main Street Center.

PUBLIC ART BLUEPRINT STEERING COMMITTEE

A Public Art Blueprint Steering Committee was formed by the Farmington DDA to guide and support the project and efforts to actively engage the Farmington community in project planning and implementation, while also generating community ownership and excitement for the Public Art Blueprint. The Steering Committee members were highly engaged throughout the planning process, establishing important community leadership and champions needed to advance the Public Art Blueprint, and included key community constituencies including:

- City of Farmington City Council
- City of Farmington DDA
- City of Farmington DDA Design Committee
- City of Farmington Economic and Community Development
- City of Farmington Historic District Commission
- City of Farmington Planning Commission
- City of Farmington Hills Cultural Arts Division
- Farmington Area Arts Commission
- Farmington Community Arts Council
- Farmington Community Library
- Farmington Public Schools
- Greater Farmington Area Chamber of Commerce
- KickstART Farmington
- Artists, Creative Practitioners, Designers, Makers and Creative Businesses

PUBLIC ART BLUEPRINT GOALS

Supported by a presentation on the benefits of public art and leading models, as well as a tour of the downtown district to generate project ideas, the Public Art Blueprint Steering Committee defined the following goals for designing and embracing a Public Art Blueprint for Downtown Farmington:

- Define a Downtown Public Art Plan integrating public art within the public realm.
- Attract residents, visitors and customers downtown and generate economy activity.
- Cultivate a vibrant and creative downtown attracting talent, business, residents and visitors.
- Actively engage artists/creatives and the community.
- Serve as a model for public art initiatives in other Main Street communities and downtowns.

GOALS FOR PUBLIC ART IN FARMINGTON

Community stakeholders also worked interactively to define goals for the presence and integration of public art and creative experiences in Downtown Farmington and the broader community:

- Enhance the visual impact of gateways into the downtown district – make downtown entries and wayfinding visually appealing, creative, colorful – memorable.
- Enhance the pedestrian experience and entice people to walk through downtown with the integration of artistic/creative elements along sidewalks, pathways, parking areas and underutilized spaces.
- Cultivate small group space(s) for people to gather, reflect, connect, experience, share and make art, performances, design and creativity.
- Share knowledge, ideas, critical thinking and dialogue, especially as related to Farmington history/cultures, through public art.
- Promote environmental resources, sustainability and awareness of green practices through public art and program design/implementation.
- Cultivate a vibrant, creative, fun and surprising environment in the downtown – “hip factor” -- to attract talent, youth and visitors.
- Reflect and celebrate the cultural diversity of the greater Farmington community, fostering a sense of inclusiveness, belonging and pride.

DEFINING PUBLIC ART BLUEPRINT PROJECT PRIORITIES

Working in small groups and in plenary, the Public Art Blueprint Steering Committee defined the following primary and secondary project priorities, working from the broader list of possible projects generated at the November 2016 meeting (see Attachment A). There was consensus that the prioritization of projects may change as community interests, funding opportunities, property owner commitments or other factors emerge and influence opportunities to strategically advance the Public Art Blueprint.

Primary Project Priorities

- Kid-Oriented Art / Art Park (Story Book Walk, Sidewalk Chalk, etc.)
- Murals (CVS, Village Mall, The Vines, Bakery etc.)
- Performance Space
- Sidewalk Imprints (poetry, literary quotes, etc.)
- Lighting
- Gateway Treatments

Secondary Project Priorities

- Art Web Application (to help visitors explore/promote public art in the downtown)
- Fountain/Water Feature
- Selfie Spot
- Creative “Wraps” (to enhance utility boxes, bike racks, etc.)
- Garden Art

COMMUNITY FORUM PARTICIPATION AND INPUT

As noted previously, the Farmington DDA and the Public Art Blueprint Steering Committee hosted a community forum on March 8, 2017 and invited interested community members to attend to learn about the project and share input and recommendations on the proposed Public Art Blueprint and project priorities. Once again, the Steering Committee was highly engaged as individual members helped to share information and solicit input from the 25+ participants that attended the forum. The forum was valuable in generating increased visibility, interest and excitement about the possibilities of the Public Art Blueprint in Farmington. A summary of the recommendations and comments shared by community participants is provided in Attachment B.

PUBLIC ART BLUEPRINT BROCHURE

As a final deliverable for this project, consultant partners Creative Many Michigan and Beckett Raeder, Inc. will design a promotional tri-fold brochure that can be used by the Farmington DDA and its community partners in promoting the Public Art Blueprint and generating support and investment for specific projects. The brochure will include the following information:

- Overall Design – must reinforce DDA brand and style guide while presenting a creative, colorful, playful and fun look and feel across content, format, images and layout.
- Cover Panel – project title and logo mark
- Inside Left Panel – will share “About Project” information including overview of project goals, phases and process, steering committee, types of community stakeholder groups engaged and other background information.
- Inside Right Panel – summarize goals for public art in Downtown Farmington
- Reverse Panel – will provide brief summary and visual depiction of all project priorities without differentiation of primary and secondary priorities.

- Back Panel – will provide brief “About the Partners” information and logos – City of Farmington DDA, Oakland County Main Street, Creative Many Michigan and Beckett Raeder, Inc. General contact information for the City of Farmington DDA to be included to transcend timing and specific individuals/positions.
- Final deliverables to include a print-ready digital proof, PDF file for web download and JPG images of both sides of tri-fold brochure.
- Target project completion date by May 15, 2017.

ATTACHMENT A

PUBLIC ART BLUEPRINT FOR DOWNTOWN FARMINGTON STEERING COMMITTEE POSSIBLE PROJECT CONCEPTS November 30, 2016

The following projects were compiled by the Public Art Blueprint Steering Committee during its meetings held in November 2016 and January 2017. Committee members defined the primary and secondary project priorities from this broader list of possible project concepts.

Gateway

Significant art on Grand River Avenue at entries
Arches of light or flags at entry points
Canopy lighting

Pedestrian

Sidewalk imprint/art/design – i.e. poetry
Crosswalk design elements
Artistic banners on pedestrian/streetlight poles

Murals

Building murals – Village Mall, CVS, Bakery, The Vines
“Hello” in different languages
Storybook walls
Digital projections on buildings, signs, library wall
Frosted light panels (retail window wall on south side of Grand River, Cottage Inn)
Green wall or herb wall

Installations – Permanent and Temporary

Mice sculptures – Warner Dairy/Cheese Lady reference
Fountain or waterfall element
Ice rink art elements
Ice sculptures
Sculpture(s) placed along sidewalks/pathways
Downtown storefront art displays/exhibits
Artist alley pop-up spaces – near Farmer’s Market/other
“Canvas Completions” – artists create works for exhibition (Pontiac, MI model)
Library wall/window/pond opportunities

Performance/Interactive

Interactive art in Memorial Park
Performance space/plaza near Mason Hall
Kid's Art Park – climbable, touchable
Musical swing set
Puppet Theater
Movable piano(s)
Writers Garden
Outdoor performance area/gathering space at Memorial Park/Farmington Road
Buskers/street performers

Streetscape Furniture/Elements

Decorative/artistic elements for bike racks
Decorative/artistic elements for seating/benches
Furniture branded for Riley Park
Music or sound system
Creative wraps for electrical/utility boxes/panels, concrete planters at Chase

Lighting

Alleyway lighting – i.e. Fresh Thyme Market, Firestone, etc.
Grand River Avenue lighting enhancements
Enhanced holiday lighting
Light projection art

Building/Architectural

Architectural Details on Buildings

Events

ArtPrize ALA Farmington – exhibition/competition
Bike tour

Outreach/Engagement

Selfie Spot and Hashtag “campaign”
Farmington public art “app”

ATTACHMENT B

PUBLIC ART BLUEPRINT FOR DOWNTOWN FARMINGTON RECOMMENDATIONS AND COMMENTS - COMMUNITY ENGAGEMENT FORUM March 8, 2017

The following comments and recommendations were generated by community members attending the Community Engagement Forum held on Wednesday, March 8, 2017 at Focal Point Studio in Downtown Farmington. Input is presented as stated by participants and organized in random order without any assignment of priority.

General Comments

- Must engage professional artists/designers on public art approval committee
- Do not utilize contests to generate themes or project ideas
- Make arts decisions part of the planning process
- Extend Public Art Blueprint to winery – Botsford/Beaumont!
- Please consider a way to promote and include professional contemporary art and artists in future plans. Would be great to have art galleries and studios close by.
- Incorporation fairy doors and hobbit houses
- Do “peel and stick” fairy doors at odd spots and second story windows. We have a fairy festival!
- Stop saying we aren’t “Ann Arbor”
- ArtPrize style competition, exhibition
- Large scale sculpture
- Great ideas – hope some get beyond this stage
- Let’s do this!
- Kid’s art!
- Thanks 4 Opportunity!

Primary Project Priorities

Kid-Oriented Art / Art Park (Story Book Walk, Sidewalk Chalk, etc.)

- In favor of story book walk
- Love it!
- Vertical xylophone (6 ft. tall by 4 ft. wide)
- 2-dimensional wall of building cutouts for creative play
- Remember local mascots and history, cat-n-fiddle, 3 Muskatel’s
- Adults like art, too. (Just sayin’)
- Create small park across from Tubby’s

- A music playlist or YouTube for a walk

Murals

- History of Farmington murals yes!
- Pictures of historic downtown (photos or murals)
- Showing downtown developments from early to present time.
- Site specific and non-representational mural designs please (to create an inclusive community)
- Back wall of Civic
- Restaurant exposure
- Public school student artwork displays or murals
- “Hello” in different languages – Hindi! Hebrew! Arabic!
- Represent different cultures and ethnicities through mural designs
- Farmington Junction Winery mural!
- Ox, Cheese Mouse, Quaker, Trolley, Lone Ranger
- Photography
- Mural or “wrap” that looks like Michigan historic markers and explains city history (and let Brian write it!)

Performance Space

- Mobile performance stage like those in Oakland County parks
- Outdoor cafes, easy seating, food and entertainment
- Yes! In accordance with the Vision Plan

Sidewalk Imprints (poetry, literary quotes, etc.)

- Great idea!
- Use of metals?
- “Hidden” imprints with opportunity to hunt or search for them drawing people into downtown
- Animal prints
- Yes! Viral
- Everywhere!
- Yes! Sidewalk imprints! Ginko leaves and famous quotes.

Lighting

- Love! Use projectors/projections
- Festival lighting
- Twinkle lights in alleys and other connected pathways/areas
- Such as at the ice rink
- Twinkle lights by Fitness 19 and Fresh Thyme Market

Gateway Treatments

- Arches of light at key entry points
- Entry enhancement feature at the bridge on Grand River Avenue

Secondary Project Priorities

Art Web Application (to help visitors explore/promote public art in the downtown)

- Like!
- Yes!

Fountain/Water Feature

- This would be very attractive
- No – (comment not legible)
- Yes, per Vision Plan
- No thank you. We have the River Rouge!
- No – too old school

Selfie Spot

- Selfie spots – design multiple locations
- Like it!
- Civic – selfie spot
- Gaudy Tiger – selfie spot
- Could be incorporated with the Pokemon Go, virtual gyms for kids

Creative “Wraps” (to enhance utility boxes, bike racks, etc.)

- Yes please!
- Street art designed around the current infrastructure seems the most logical within the immediate and restrictive downtown space.
- Yes! East and inexpensive to implement

Garden Art

- Peace pole (2 mentions)
- Labyrinth
- Good idea. In Women’s Park and also in the park in front of Belacina’s.
- Sculptures (2 mentions)
- Giant chess set – able to move pieces/play
- Ceramic pitchers pouring water
- Large butterflies on wires/hanging, etc.
- Giant ladybugs, etc.



Type of Sign/District	Maximum Height & Width	Maximum Area and Additional Requirements
Murals: CBD and C-MU Districts		<ol style="list-style-type: none"> 1) Requires a Special Land Use Permit. 2) A detailed drawing of the mural and exact specifications must be provided for approval. 3) The property owner shall, in writing, consent to the placement of said mural on the property and shall assume full responsibility for the maintenance, restoration, and/or removal of the mural. If that burden is placed on the Village, the property owner will be assessed. 4) A maintenance plan must be in place. 5) The placement of mural shall not endanger traffic safety, public health, safety or general welfare. 6) The building shall have no uncorrected current zoning violations. 7) The mural must mask an unattractive building facade or accentuate the historic features of the building, and neither the mural, nor the placement of the mural, would be injurious to the use and enjoyment of other property in the immediate vicinity of the proposed location. 8) The only text permitted on the mural is the name of the business. 9) If the mural or graphic includes specific services, goods or products, or a representation of the types of services, goods or products provided, that portion of the mural area will count toward the total permitted wall sign area. 10) Advertising of specific commercial products not produced on premises is not permitted. 11) Advertising of events is not permitted. 12) The message mural must be static with no illumination. 13) No mural may be placed on any building or structure that includes non-conforming signs.



Planning Commission 2025 Regular Meeting Schedule Village Conference Room

Meetings are held on the first Monday each month at 7 PM unless otherwise indicated.

Monday	January 6, 2025
Monday	February 3, 2025
Monday	March 3, 2025
Monday	April 7, 2025
Monday	May 5, 2025
Monday	June 2, 2025
Monday	July 7, 2025
Monday	August 4, 2025
<u>Wednesday</u>	Sept 3, 2025 <i>(Labor Day is Sept. 1.)</i>
Monday	October 6, 2025
Monday	November 3, 2025
Monday	December 1, 2025

- Parks & Recreation meets on the second Monday at 6 PM.

PERIOD ENDING 10/31/2024

GL NUMBER	DESCRIPTION	2024-25		YTD BALANCE 10/31/2024	ACTIVITY FOR MONTH 10/31/2024	AVAILABLE		% BDTG USED
		AMENDED BUDGET	NORMAL (ABNORMAL)			NORMAL (ABNORMAL)	BALANCE	
Fund 101 - GENERAL FUND								
Revenues								
Dept 702 - COMMUNITY & ECONOMIC DILMENT								
101-702-476.000	SHORT TERM RENTAL	1,000.00		100.00	100.00	900.00		10.00
101-702-572.000	MEDC GRANT	20,000.00		0.00	0.00	20,000.00		0.00
101-702-686.500	MISC ACCT OF REVENUE	500.00		0.00	0.00	500.00		0.00
Total Dept 702 - COMMUNITY & ECONOMIC DILMENT		21,500.00		100.00	100.00	21,400.00		0.47
TOTAL REVENUES		21,500.00		100.00	100.00	21,400.00		0.47
Expenditures								
Dept 702 - COMMUNITY & ECONOMIC DILMENT								
101-702-702.600	WAGES	28,000.00		5,631.25	625.00	22,368.75		20.11
101-702-709.100	MATCH - SOCIAL SECURITY	2,242.00		430.78	47.81	1,811.22		19.21
101-702-710.500	MICH EMP SEC COM	350.00		0.00	0.00	350.00		0.00
101-702-752.000	SUPPLIES	300.00		75.00	0.00	225.00		25.00
101-702-797.000	COMPUTER-HARDWARE-SOFTWARE	1,000.00		0.00	0.00	1,000.00		0.00
101-702-802.200	CONTRACTED SERVICES	5,000.00		0.00	0.00	5,000.00		0.00
101-702-804.000	STIPEND	0.00		0.00	0.00	0.00		0.00
101-702-811.000	LEGAL	600.00		0.00	0.00	600.00		0.00
101-702-850.000	PHONE	1,320.00		402.00	110.40	918.00		30.45
101-702-861.000	MILEAGE	200.00		107.37	32.08	92.63		53.69
101-702-880.100	ADVERT/PUBLICATIONS	900.00		0.00	0.00	900.00		0.00
101-702-909.500	SCHOOL/TRAINING	2,200.00		0.00	0.00	2,200.00		0.00
101-702-915.000	MEMBERSHIP/DUES	725.00		0.00	0.00	725.00		0.00
101-702-916.000	ZONING SURVEY	0.00		0.00	0.00	0.00		0.00
101-702-928.000	MASTER PLAN	0.00		0.00	0.00	0.00		0.00
101-702-955.000	MISCELLANEOUS	0.00		0.00	0.00	0.00		0.00
Total Dept 702 - COMMUNITY & ECONOMIC DILMENT		42,837.00		6,646.40	815.29	36,190.60		15.52
TOTAL EXPENDITURES		42,837.00		6,646.40	815.29	36,190.60		15.52
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		21,500.00		100.00	100.00	21,400.00		0.47
TOTAL EXPENDITURES		42,837.00		6,646.40	815.29	36,190.60		15.52
NET OF REVENUES & EXPENDITURES		(21,337.00)		(6,546.40)	(715.29)	(14,790.60)		30.68
TOTAL REVENUES - ALL FUNDS								
TOTAL EXPENDITURES - ALL FUNDS		42,837.00		6,646.40	815.29	36,190.60		15.52
NET OF REVENUES & EXPENDITURES		(21,337.00)		(6,546.40)	(715.29)	(14,790.60)		30.68

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 101 GENERAL FUND							
10/01/2024			101-702-702.600 WAGES		BEG. BALANCE		5,006.25
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		350.00		5,356.25
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		275.00		5,631.25
10/31/2024			101-702-702.600	END BALANCE	625.00	0.00	5,631.25
10/01/2024			101-702-709.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		382.97
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		26.77		409.74
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		21.04		430.78
10/31/2024			101-702-709.100	END BALANCE	47.81	0.00	430.78
10/01/2024			101-702-752.000 SUPPLIES		BEG. BALANCE		75.00
10/31/2024			101-702-752.000	END BALANCE	0.00	0.00	75.00
10/01/2024			101-702-850.000 PHONE		BEG. BALANCE		291.60
10/02/2024	AP	INV	SEPT 2024 PHON	SEPT 30 2024 PHON	75.00		366.60
10/11/2024	GJ	JE	AG VAL OFFICE INTERNET	3144	35.40		402.00
10/31/2024			101-702-850.000	END BALANCE	110.40	0.00	402.00
10/01/2024			101-702-861.000 MILEAGE		BEG. BALANCE		75.29
10/02/2024	AP	INV	SEPT 2024 MILEAGE	MILEAGE SEPTT 202	32.08		107.37
10/31/2024			101-702-861.000	END BALANCE	32.08	0.00	107.37
TOTAL FOR FUND 101 GENERAL FUND					815.29		6,646.40