

**Village of Lexington
Planning Commission Regular Meeting
Village Hall, 7227 Huron Ave., Lexington, MI 48450
Monday, February 3, 2025
7:00 PM**

CALL TO ORDER REGULAR MEETING: Mike Ziegler

ROLL CALL: Vicki Scott

Members: Ziegler Stencil Roehl Kaatz
 Regan Morris Ehardt Perry

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Motion to approve the minutes of the Regular Meeting of Dec 2, 2024

Pages 1-3

PUBLIC COMMENT: (3-minute limit)

ZONING ADMINISTRATOR'S REPORT

OLD BUSINESS

1. **Harbor Project Update** – Lori

NEW BUSINESS

Pages 4-20

1. **Annual Report** – Motion to approve the 2024 annual report as presented
2. **Ordinance Review** -
 - a. Murals - Sec 8.6.1
 - b. Chickens - Add new
 - c. Solar and Battery Storage - Add new Sec 5.30
 - d. Recreational Vehicles - Sec 9.8.3
 - e. Mobile Home Park Requirements - Sec 5.7.10 (14-16)
3. **Election of Officers:** Chairperson
 Vice-Chairperson
 Secretary

PUBLIC COMMENT: (3-minute limit)

ADJOURNMENT

VILLAGE OF LEXINGTON
Planning Commission Public Hearing/Regular Meeting
Village Hall
7227 Huron Avenue, Lexington, MI
December 2, 2024 7:00 p.m.

Public Hearing called to order at 7:00 p.m. by Chairman 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.

Public Comment:

- Peter Muoio (7276 Lester) – commented on Building Height of 3 stories is not inappropriate request compared to other communities.
- Sue Diener (5472 Washington) – commented on not removing the cap for short term rentals.
- Larry Adams (7311 Lake St.) – commented on not removing the cap for short term rentals, and posters being considered as signs.
- Robert Dost (7356 Lester) – commented on not removing the cap for short term rentals.

Closed Public Hearing at 7:02 p.m. by Chairman Ziegler

Regular Meeting called to order at 7:02 p.m. by Chairman Ziegler

Roll Call: Vicki Scott, Clerk

Present: Ziegler, Regan, Stencel, Morris, Roehl, Ehardt, Kaatz

Absent:

Attendance:

Others Present: L. Fisher, K. DeCoster, L. Adams, P. Muoio, Robert Dost, 3 citizens

Approval of Agenda:

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

All ayes

Motion carried

Approval of Minutes:

Motion by Roehl, seconded by Stencel, to approve the minutes of the Regular Meeting of November 6, 2024, as presented.

All ayes

Motion carried

Chairperson Ziegler welcomed William Ehardt to the Planning Commission Board.

Public Comment:

- None

Zoning Administrator's Report:

L. Fisher explained the zoning administrator's report and answered questions. Fisher explained we have three outstanding permits; Gielows, a Mural Request, and a garage on Washington. We received a complaint on the Fraser Building. The ordinance subcommittee met and discussed chickens, fences, and murals. No progress has been made on the search for a Zoning Administrator.

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

Motion carried

Old Business:

1. Harbor Project Update –

Lori Fisher provided a power point presentation of the draft Edgewater Plan. The Harbor Committee is in place. Discussion followed.

2. Capital Improvement Plan Update –

Lori Fisher explained the draft copy of the CIP plan in the packet.

Motion by Morris, seconded by Roehl, to approve the Capital Improvement Plan and send to Council.

All Ayes

Motion carried

3. Consider Updates to Zoning Ordinance for Signs –

Motion by Morris, seconded by Roehl, to approve the changes to the sign ordinance and send it to Council.

Discussion: Fisher explained these changes are for Signs (Section 8.5.3 Sandwich Boards and Section 8.5.4 Murals).

Roll Call:

Ayes – Morris, Roehl, Stencel, Ehardt, Regan, Kaatz, Ziegler

Nays – None

Motion carried

4. Consider Updates to Zoning Ordinance for Building Height –

Motion by Morris, seconded by Roehl, to approve the changes to the Building Height zoning ordinance and send to Council.

Discussion: Fisher explained these changes are for Building Height (Sections 4.8.5 and 4.11).

Roll Call:

Ayes – Morris, Roehl, Stencel, Ehardt, Regan, Kaatz, Ziegler

Nays – None

Motion carried

5. **Consider Updates to Zoning Ordinance for Short Term Rentals –**

Motion by Morris, seconded by Roehl, to approve the changes to the Short-Term Rental zoning ordinance and send to Council.

Discussion: Morris explained we heard the comments and concerns from the public hearing. If this change occurs it would only add a couple of openings due to the 250 ft. rule. These changes are for permits required in (Section 5.25.1).

Roll Call:

Ayes – Morris, Roehl, Kaatz, Regan, Ehardt, Stencel, Ziegler

Nays – None

Motion carried

New Business:

1. **Murals –**

a) **Development of Guidelines –**

b) **Ordinance –**

Lori Fisher explained we currently have a land use permit for a mural. We do not have any guidelines for Planning Commission to go on. As the mural was presented, it does not currently meet our ordinance. Lori Fisher provided some sample guidelines from other communities. Fisher asked for direction on what the Planning Commission would like see going forward with murals. Do we want to form a committee with DDA, Arts Council, and a member from Planning to figure out if we want a guiding document to cover murals, or do you want murals to come back to you as a special land use permit? Discussion followed. The Board decided to invite the DDA and Arts Council to the next ordinance subcommittee and bring it back to Planning.

2. **Meeting Schedule for 2025 –**

Motion by Morris, seconded by Stencel, to approve the 2025 Meeting Schedule as presented.

All Ayes

Motion carried

Public Comment –

- Mike McGovern (7316 Simons) – commented on a job well done by the Planning Commission.
- Larry Adams (7311 Lake St.) - commented on the Short-Term Rental waiting list.
- Doug Roehl – commented on the seminar he and Steve Stencel attended on commercial solar wind zoning.

Adjournment – Ziegler adjourned the meeting at 9:03 p.m.

Respectfully submitted,
Vicki Scott

Village Planning Commission 2024 Annual Report

Introduction and Purpose

An annual report is required by the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended. The Planning Commission shall submit a report of its annual duties and a summary of activity.

In addition to fulfilling this requirement, the Annual Report increases information sharing between staff, boards, commissions, and the governing body; and allows for the anticipation of upcoming priorities. The Commission's Annual Report is a summary and status report of activities and shares achievements and plans for future community goals.

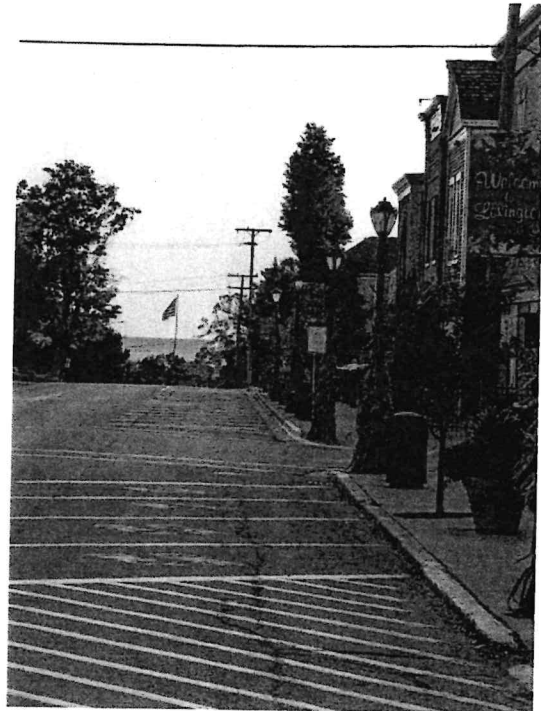
Membership

Mike Ziegler, Chairperson
Steve Stencel, Vice-Chairperson
Jackie Huepenbecker, Secretary
Kristen Kaatz, Village President
Wil Morris, Commissioner
Tim Regan, Commissioner
Doug Roehl, Commissioner

Planning Commission

The Village of Lexington Planning Commission is a seven-member board, including the Village President and an additional member from the Village Council. Two members may be individuals who are not qualified electors of Lexington.

A Planning Commission provides leadership on local planning and development policy.



2024 in Review

Meetings

- January 2
- February 12
- April 8
- May 6
- July 1
- October 7
- November 6
- December 2

Land Use Permits Issued

- 2024 – 53
- 2023 – 73
- 2022 – 52

Development Reviews

- Brown Ridge Estates Planned Unit Development – February 12, 2024
- Gielow Expansion Project – April 8, 2024

Variance Reviews

- No variance reviews were heard in 2024

Appeals

- No appeals cases were heard in 2024

Zoning Code Text Amendments

- 4.8.5 – C-MU and G-MU Building Requirements, 4.11 Schedule of Regulations – Building Heights: Increase maximum height to 45 feet
- 5.25.1 Short Term Rentals: delete maximum number of rentals, clarify verbiage on distance
- 8.5.3 – Signs: allow sandwich board signs in expanded districts, add verbiage

Training

- A joint meeting was held August 15, 2024.
- Renewable Energy Plan November 14, 2024
- Links for webinars and planning classes are made available for individual learning opportunities.

Achievements

- In September 2024, the Village achieved their Redevelopment Ready Community Certified status. This state program consists of six interconnected best practices to create a predictable, transparent, and efficient experience for developers.



This huge achievement was accomplished by the hard work of many previous planning commission and community members. We look forward to utilizing the lessons and tools RRC brings Lexington.

- The Village of Lexington received a Michigan Housing Readiness Incentive Grant in March of 2024. The grant is offsetting expenses for reviewing and amending the Village zoning ordinance amendments.
- The Village was able to update many forms and establish processes to increase efficiency and improve work flow.

2025 Work Plan: Looking Ahead

- The Village's Master Plan will need to be updated in 2025, though the document went through a major overhaul in 2020. Training for the planning commission for 2025 will focus on this important process.
- Zoning Ordinance text update work will continue to utilize the MEDC grant and investigate housing opportunities for the Village.
- Continue work at implementing RRC practices and strengthening processes.

NOTE: Underlined portions are proposed additions and ~~strike-through portions are proposed deletions~~

Sect 8.6.1 District, Height, Width, and Area Requirements

1. Requires a Special Land Use Permit but without the need for a Site Plan.
2. A detailed drawing of the mural and exact specifications, including placement on the building and lighting if applicable, must be provided with the Special Land Use Permit for approval.
3. A maintenance plan must be ~~in place~~ provided with the Special land Use Permit and include, but not limited to, the corrective actions, and timeline to perform the actions, if the mural is damaged or defaced in any manner.
4. The property owner shall assume, in writing, ~~consent to the placement of said mural on the property and assume~~ full responsibility for the maintenance, restoration, and removal of the mural. If the burden is placed on the Village, the method of said maintenance, restoration, and removal shall be at the discretion of the Village and the property owner will be assessed for all related fees and costs.
5. The placement of the mural shall not endanger traffic safety, public health, safety, or general welfare.
6. The building shall have no uncorrected current zoning violations, nor shall the mural be placed on any building or structure that includes non-conforming signs.
7. ~~The mural must mask an unattractive building facade or accentuate the historic features of the building, and neither, nor the placement of the mural, shall be injurious to the use and enjoyment of other property in the immediate vicinity of the proposed location.~~ The mural, and its location, shall be appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
8. ~~The only text permitted on the mural is the name of the business.~~
9. A mural and a wall sign cannot exist on the same wall.
10. ~~If the mural or graphic includes Advertising of specific services, goods, or products, businesses, events, or political messages a representation of the types or services, goods, or products provided, that portion of the mural area will count toward the total permitted wall sign area.~~ is not permitted.
11. ~~Advertising of specific commercial products not produced on the premises is not permitted.~~
12. ~~Advertising of events is not permitted.~~
13. The ~~message~~ mural must be static ~~with no illumination.~~ If illuminated, the mural shall be indirectly lit and must comply with Article 6 Section 8.2.2 (Glare and Exterior Lighting). No flashing or blinking lights or graphics.
14. Any digital link on or in the proximity of the mural shall be under the control of the village and shall be no larger than 12" square.



20. **Non-accessory Sign (Off-premises sign, billboard):** A sign which advertises goods, services, facilities, events, or attractions not on the premises where located and does not pertain to the principal use of the premises.
21. **Non-Conforming Sign:** A sign existing at the effective date of the adoption of this section which could not be built under the terms of this chapter. A sign which does not adhere to one (1) or more of the provisions in this ordinance.
22. **Permanent Sign:** Any sign which is not portable or temporary and is affixed to a building, a structure or anchored in the ground.
23. **Portable Sign:** Any sign that is designed to be transported, including, but not limited to signs:
- With wheels removed.
 - With chassis or support constructed without wheels.
 - Designed to be transported by trailer or on wheels.
 - Mounted on a vehicle for advertising purposes, parked and visible from the public right-of-way, except signs identifying the related businesses when the vehicle is being used in the normal day to day operations of that business.
 - Attached temporarily to 'A' or 'T' frames.
 - Attached temporarily to the ground, a structure, or another sign.
 - Search light stands, and
 - Inflatable balloons, characters or umbrellas used for advertising.
24. **Projecting Sign:** Any sign affixed to a building or structure at an angle or perpendicular to the wall it is attached to. A projecting sign may also be a sign that is affixed to a wall and projects past the building's exterior wall or roofline.
25. **Real Estate Sign:** A temporary sign placed upon property for the purpose of advertising to the public the sale or lease of said property.
26. **Roof Sign:** Any sign wholly erected to, constructed/or maintained on the roof structure of any building.
27. **Sandwich Board Sign:** A temporary sign designed in an A-frame fashion, having back-to-back sign faces to identify businesses, and not permanently attached to the ground, building or other structure.
28. **Sign Surface:** That part of the sign upon, against, or through which the message is displayed or illustrated.
29. **Temporary Sign:** A non-permanent sign erected, affixed, or maintained on a premises for a short, usually fixed period of time.
30. **Wall Sign:** A sign which is affixed parallel to the wall or printed on the wall of any building. For the purposes of this section any sign which is affixed to the sloping surface of a mansard roof, an awning and signs affixed to a building face marquee, or a canopy shall be considered a wall sign. ~~Further, portions of murals shall be considered wall signs if they include specific services, goods or products, or a representation of the types of services, goods or products provided. No portion of the mural may include advertisement of services, goods or products that are off-premises.~~ }

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2a



4. A free-standing sign which advertises multi-businesses located on that property may have a sign one hundred fifty (150%) percent larger than otherwise permitted. The supporting structure shall not be more than one (1) foot higher than the height of the permitted sign.
5. Signage on awnings is regulated as wall signs except where the signage is limited to the height and width of the awning rather than the supporting wall.

6. SEC. 8.6 SPECIFIC REQUIREMENTS FOR WALL ~~AND~~ SIGNS FREE-STANDING SIGNS, AND MURALS

Wall ~~and~~ Free-Standing signs shall be permitted by the District in accordance with the following regulations: **^, and murals**

8.6.1 District, Height, & Width Requirements & Area:

Signs

Type of Sign/District	Maximum Height & Width	Maximum Area and Additional Requirements
Wall and Free Standing Signs: All non-residential permitted and special uses such as schools, churches, parks and municipal buildings within the AG, R-1, R-2, R-3 and MHP Districts.	Six (6) feet in height and Eight (8) feet in width	One (1) square foot for each lineal foot of building wall not to exceed a total of twenty-four (24) square feet.
Free Standing Signs: Identification signs for residential developments within the AG, R-1, R-2, R-3 and MHP Districts.	Four (4) feet in height and six (6) feet in width	Twenty-four (24) square feet.
Wall Signs: CBD, C-MU and G-MU Districts	Four (4) ft. in height and eight (8) ft. in width	<ol style="list-style-type: none"> 1) Not to exceed fifteen percent (15%) of the net wall surface (per side) or thirty-two (32) square feet, whichever is less. 2) Signage shall be addressed in the site plan, including: a detailed schematic of the proposed sign, dimensions, a color rendition of the completed sign and all detail for lighting. (if any) 3) No flashing or blinking lettering or graphics 4) The premises shall have no current zoning violations. 5) A written maintenance plan must be on file in the Village office.

2a.



1. Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
3. Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
4. Will be an improvement in relation to property in the immediate vicinity and to the Village as a whole.
5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
6. Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Village.
7. Will be consistent with the intent and purposes of this Ordinance in general, and Section 3.4.4, (3), Standards for Review of site plans in particular.

space >

3.3.4. Duration, Voiding, and Extensions of Permit

Unless otherwise specified by the Planning Commission, any special land use permit (SLU) granted under this section shall be null and void unless the development proposed shall have its first building permit issued within one (1) year from the date of the granting of the permit. The Zoning Administrator shall give notice by certified mail to the holder of a permit two (2) months before voidance is actually declared. Said notice shall be mailed to the permit holder at the address indicated on said permit. A six (6) month extension may be approved by the Village Zoning Administrator if a written request is submitted no less than one (1) month prior to the one-year expiration date. The applicant must describe in detail the reasoning for the delay. Only one (1) extension will be granted for good cause for a period no to exceed one (1) year. Good Cause shall be defined as: The loss of the primary contractor, severe weather- related delays, loss of financial backing and/or debilitating illness or death of the primary landowner to his/her immediate family.

The Zoning Administrator may suspend or revoke a SLU permit issued under the provisions of this Ordinance whenever the permit is issued erroneously on the basis of incorrect information supplied by the applicant or his agent and is in violation of any of the provisions of this Ordinance or of any other ordinances or regulations of the Village.

2a.



3.3.5. Reapplication

No application for a special land use permit, which has been denied wholly or in part, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or change of conditions found to be sufficient to justify reconsideration by the Planning Commission.

SEC. 3.4 SITE PLAN REVIEW

The Planning Commission shall have the authority to review and to approve or reject all site plans (i.e. preliminary, final, and combined site plans). Prior to the issuance of land use permits, ~~building permits~~ or commencement of construction, a site plan review and approval is required in accordance with the procedures contained in this section.

3.4.1. Where required.

1. Site plan review is required for all new construction of any nonresidential building or structure on any parcel and for any new residential development (single-family, two-family or multiple-family). All such construction or developments shall be consistent with the purpose of this Ordinance as presented in Section 1.2 of this Ordinance.
2. Site plan review is required for all proposed uses and certain existing uses within the Village where an alteration, addition, expansion, change, or conversion constitutes an increase or reduction to the existing structure or use of more than five hundred (500) square feet or ten (10%) percent, whichever is less; or would require a variance from the provisions of this Ordinance, regardless of its size, or if there is a change of use from the existing use. Site plan review shall also be required prior to the paving of any off-street parking for any use for which off-street parking is required by this Ordinance, or for the construction of new parking lots or driveways.
3. A full site plan reviewed and approved by the Planning Commission shall not be required for individual single-family dwellings, additions to single-family dwellings, decks, porches, or residential accessory storage or garages. However, a plot plan shall accompany a land use permit application to be reviewed and approved by the Zoning Administrator to ensure such improvements meet all of the requirements of this ordinance.
4. Design Review for Cottage Lots. In the case of additions to or new construction of a single-family residential dwelling, garage, accessory buildings, decks, or porches on a cottage lot as defined and deemed a legal lot of record, a design review shall be completed by the Zoning Administrator and the Planning Commission in accordance with the following procedures:

2a.

X.X Keeping of Chickens

The keeping of female chickens (hens) is permitted in any zoning district, except CBD, as an accessory and personal use subject to the requirements of this Section. Male chickens (roosters) and slaughtering of any chicken on the property is prohibited.

1. Licensing and Inspection.

- a. An approved permit application must be obtained from the Village prior to acquiring any hens.
- b. Permits shall be non-transferable, site-specific, and shall expire on December 31 of the year in which it was issued. A person who wants to continue keeping hens must obtain a new permit prior to expiration of the previous permit.
- c. Approved permit holders shall schedule an inspection within thirty (30) days of permit issuance. Failure to schedule an inspection shall result in an automatic suspension of the permit. If an inspection identifies noncompliance with any of the requirements set forth in this Section, the permit holder shall have fourteen (14) days after being served with written notice of non-compliance to achieve compliance with the requirements.
- d. Notwithstanding this section, private restrictions on the use of property shall remain enforceable. Private restrictions include but are not limited to deed restrictions, leases, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

2. Requirements.

A person who keeps hens shall comply with the following requirements:

- a. Keep no more than four (4) hens at any time.
- b. Hens shall be maintained in a fully enclosed structure (coop) with or without a fenced enclosure (run) at all times. Coops shall be constructed of permanent materials and shall be properly maintained. Runs may be wire mesh with openings no larger than one-quarter inch.
- c. All coops and runs shall be maintained in the rear yard only as defined in this Zoning Ordinance and shall comply with all fencing and lot coverage requirements of this Zoning Ordinance. Also, all coops and runs shall not be located any closer than fifty (50) feet from any residential structure on adjacent property.
- d. All coops and runs shall be so constructed or repaired as to prevent rats, mice, insects, and other vermin from being harbored underneath, inside,

or within the walls of the coop or fenced enclosure. All feed and other items associated with the keeping of hens that are likely to attract or to become infested with or infected by vermin shall be protected and/or sealed so as to prevent vermin from gaining access to or coming into contact with them.

- e. Hens shall be kept in compliance with the Michigan Department of Agriculture Generally Accepted Agricultural and Management Practices for the Care of Farm Animals, as it relates to egg laying chickens, as amended, except as otherwise provided in this section.

3. Violations.

If any of the requirements in this section are not fully complied with, the Village may revoke any Permit granted under this section and/or initiate prosecution for a civil infraction violation. A Permit may also be revoked if the proposed use causes a nuisance to adjoining residences due to noise or odor.

Section 5.30 Solar Energy Systems

5.30.1. Definitions

1. **BATTERY ENERGY STORAGE SYSTEM (BESS):** One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building.
2. **PHOTOVOLTAIC DEVICE:** A system of components that generates electric energy from incident sunlight by means of the photovoltaic effect, regardless of whether the device can store the electric energy produced for later use.
3. **SOLAR ARRAY:** Any number of photovoltaic devices connected together to provide a single output of electrical energy or other energy.
4. **SOLAR ENERGY SYSTEM, ABANDONED:** Any Solar Energy System, Solar Array or combination of Photovoltaic Devices that remains nonfunctional or inoperative to the extent that it is not used to generate electric energy for a continuous period of twelve (12) months.
5. **SOLAR ENERGY SYSTEM, LARGE SCALE:** A utility-scale solar energy system where the primary use of the land is to generate electric energy or other energy by converting sunlight, whether by photovoltaic devices or other conversion technology, for the sale, delivery or consumption of the generated energy by more than one end-user, and the power output of that system is equal to or greater than 25 kilowatts.
6. **SOLAR ENERGY SYSTEM, SMALL SCALE:** A solar energy system where the sole use is to generate electric energy or other energy by converting sunlight, whether photovoltaic devices or other conversion technology, primarily for consumption by a single end user at the same property upon which the solar energy system is located. The power output of the system shall not exceed 25 kilowatts.

5.30.2. Small Scale Solar Energy Systems

Small scale solar energy systems are permitted by a land use permit and only as an accessory use in any zoning district, subject to the following standards:

1. Any small scale solar energy system mounted on the ground shall be located only in the rear yard and must comply with all accessory structure setback and lot coverage requirements of the district. The height of any small scale solar energy system mounted on the ground shall not exceed six (6) feet when orientated at a maximum tilt as measured from the existing grade.
2. Any small scale solar energy system mounted on the ground shall be provided with buffering to screen the installation from adjacent properties. Buffering shall consist of an opaque fence not less than six (6) feet in height or evergreen trees or shrubs along the length of each of the sides of the area utilized for solar panel arrays. Evergreen trees or shrubs shall be at least six (6) feet in height and spaced to maintain a minimum opacity of eighty percent (80%). Opacity shall be measured by observation of any two (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings must meet

this standard based upon reasonably anticipated growth over a period of three (3) years.

3. All power transmission lines from a small scale solar energy system to any building, structure, or BESS shall be located underground.
4. Any small scale solar energy system erected on a building shall not extend beyond the peak of the roof. For systems erected on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached; however, it shall be so located or architecturally concealed by a parapet wall or screen so that the system is not visible from abutting road rights-of-way or private road easements.
5. No small scale solar energy system shall be installed in such a way as to pose an unreasonable safety hazard.
6. All small scale solar energy systems must be installed in a manner ensuring that concentrated solar glare shall not be directed onto nearby properties or roadways.
7. All small scale solar energy systems must comply with all noise and vibration ordinances (Reference Section 6.5).
8. All small scale solar energy systems must conform to all applicable federal, state, and county requirements, in addition to other applicable Village Ordinances, as well as any applicable industry standards.
9. An abandoned small scale solar energy system, as defined in this Ordinance, shall be removed by the property owner within six (6) months.

5.30.3. Large Scale Solar Energy Systems

Large scale solar energy systems are not permitted as a primary or accessory use in any zoning district except on Village owned property for municipal use.

SEC. 9.8 OUTDOOR STORAGE OF RECREATIONAL VEHICLES

In all Residential Districts, a recreational vehicle may be parked or stored subject to the following conditions:

9.8.1. Storage or parking shall not be permitted on vacant lots or parcels, except as approved by the Zoning Administrator.

9.8.2. Unless within a completely enclosed building, a recreational vehicle shall be parked or stored in one of the following manners.

1. Within the or rear yard, but no closer than five (5) feet from any side or rear lot line; or, In those instances where the rear yard is not accessible or has insufficient clearance for the passage of a recreational vehicle, the Zoning Administrator may allow (in writing) the parking or storage of a recreational vehicle to be parked in the side yard. In no instance shall such a recreational vehicle be parked or stored in such a manner which obstructs a neighbor's clean line of vision from their porch/deck, doors, or windows.
2. For property adjacent to Lake Huron, recreational vehicles must be stored inside a garage or accessory structure.

9.8.3. No recreational vehicle shall be used for living, sleeping, or housekeeping purposes to accommodate visitors which exceeds a maximum period of forty-eight (48) hours without written authorization from the zoning administrator. If approved for use, the vehicle must be fully self-contained.

9.8.4. No recreational vehicle shall be stored on a public street or right-of-way or private road easement.

9.8.5. All recreational vehicles shall be locked or secured at all times so as to prevent access or injury to person or persons.

9.8.6. ~~Except for periods of less than forty eight (48) hours, only those recreational vehicles which are owned by the property owner or resident of the property, and which are properly plated and registered may be parked or stored.~~ Parking or storage of recreational vehicles which are properly plated and registered is allowed for a period of up to fourteen (14) days.

9.8.7. At such time as the Zoning Administrator approves storage of a recreational vehicle other than in a rear yard, that written approval is limited to six (6) months. Additional time may be granted but must be approved in writing by the Zoning Administrator.

5.7.10. General Provisions:

1. Obstructions – there shall be no obstructions of any form within ten (10) feet of the adjacent mobile home, including an attached structure that may be used for living space.
2. Mobile homes must be kept in a well-maintained condition. The lot shall be kept neat, mowed, and clear of all debris.
3. The storage of flammable, combustible or hazardous material is expressly forbidden. The use of ancillary propane fuel, fuel oil or kerosene heaters in the mobile is prohibited. Propane cylinders for outdoor grills are allowed.
4. Air conditioners must be in working order and free of rust, loose covers, and faulty connections. All window units must be self-supported.
5. No outdoor aerials or towers are permitted. Satellite dishes and digital antennas up to twenty-four inches (24") in diameter and attached to the mobile are permissible.
6. No windows or doors should be covered with foil, paper, cardboard, or metal.
7. Free-standing steps must be constructed of pre-cast concrete, vented fiberglass, metal, or treated lumber and must include handrails. A permit is required for new/or replacement steps. Steps installed in conjunction with a new set up are included in the original permit.
8. Ice and snow removal from sidewalks and driveways is the sole responsibility of the tenant.
9. Decks and porches must be of a design approved by the Village and shall include a handrail. A permit is required. Village of Lexington Zoning Ordinance Version 1.1 126 Version
10. Screened-in porches must be factory installed and readily removable. A permit is required.
11. A temporary canopy may be erected for recreational use only. It may not be used for a sleeping area. The canopy must be removed when the tenants are not in residence.
12. Children's swing sets are not permitted.
13. Skirting is required on all mobiles. The skirting may be of aluminum or vinyl and must be installed within 30 days of the installation of the mobile.
- ~~14. All mobiles are required to have life, safety, and habitability inspection every five (5) years. The cost of the inspection Fifty Dollars (\$50) will be the obligation of the tenant and shall be paid within ten days (10) of billing. Any safety deficiencies shall be corrected within ninety days (90) of the inspection. Verification of corrections will be copied to the Village. Written notice will be sent by the Village prior to the inspection to establish an appointment time.~~
14. Spray painting of any kind is expressly prohibited. 14. Spray painting of mobile homes or accessory buildings may only be done by insured contractors and requires a Village permit. Contractor is liable for any damage due to overspray.
- ~~16. All renovations or repairs of a mobile must be completed by a licensed contractor.~~ 15. Renovations or repairs requiring a permit (building, electrical, mechanical, plumbing) must be performed to meet Construction Code under Michigan Construction Act as administered by Sanilac County.

16. Campfires shall be in an enclosed fire pit which must have a lid and be a minimum of four feet (4') from any mobile. There shall be no open fires. Fireworks are not allowed anywhere in the Park.

17. Fencing is not permitted on mobile home lots.

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 01/31/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2025 INCREASE (DECREASE)	NORMAL (ABNORMAL)	AVAILABLE BALANCE	% B DGT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 702 - COMMUNITY & ECONOMIC DLMENT							
101-702-476.000	SHORT TERM RENTAL		650.00	0.00		350.00	65.00
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 DLMENT		21,500.00	650.00	0.00		20,850.00	3.02
TOTAL REVENUES							
21,500.00		650.00	0.00	0.00		20,850.00	3.02
Expenditures							
Dept 702 - COMMUNITY & ECONOMIC DLMENT							
101-702-702.600	WAGES	28,000.00	5,631.25	0.00		22,368.75	20.11
101-702-709.100	MATCH - SOCIAL SECURITY	2,242.00	430.78	0.00		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	(135.00)	0.00		735.00	(22.50)
101-702-850.000	PHONE	1,320.00	472.80	0.00		847.20	35.82
101-702-861.000	MILEAGE	200.00	107.37	0.00		92.63	53.69
101-702-880.100	ADVERT/PUBLICATIONS	900.00	180.00	72.00		720.00	20.00
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 DLMENT		42,837.00	6,762.20	72.00		36,074.80	15.79
TOTAL EXPENDITURES							
42,837.00		6,762.20	72.00	72.00		36,074.80	15.79
Fund 101 - GENERAL FUND:							
TOTAL REVENUES							
21,500.00		650.00	0.00	0.00		20,850.00	3.02
TOTAL EXPENDITURES							
42,837.00		6,762.20	72.00	72.00		36,074.80	15.79
(21,337.00)		(6,112.20)	(72.00)	(72.00)		(15,224.80)	28.65
TOTAL REVENUES - ALL FUNDS							
21,500.00		650.00	0.00	0.00		20,850.00	3.02
TOTAL EXPENDITURES - ALL FUNDS							
42,837.00		6,762.20	72.00	72.00		36,074.80	15.79
(21,337.00)		(6,112.20)	(72.00)	(72.00)		(15,224.80)	28.65

User: SHELLY

DB: Village Of Lexington

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 101 GENERAL FUND							
01/01/2025			101-702-702.600 WAGES		BEG. BALANCE		5,631.25
01/31/2025			101-702-702.600	END BALANCE	0.00	0.00	5,631.25
01/01/2025			101-702-709.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		430.78
01/31/2025			101-702-709.100	END BALANCE	0.00	0.00	430.78
01/01/2025			101-702-752.000 SUPPLIES		BEG. BALANCE		75.00
01/31/2025			101-702-752.000	END BALANCE	0.00	0.00	75.00
01/01/2025			101-702-811.000 LEGAL		BEG. BALANCE		(135.00)
01/31/2025			101-702-811.000	END BALANCE	0.00	0.00	(135.00)
01/01/2025			101-702-850.000 PHONE		BEG. BALANCE		472.80
01/31/2025			101-702-850.000	END BALANCE	0.00	0.00	472.80
01/01/2025			101-702-861.000 MILEAGE		BEG. BALANCE		107.37
01/31/2025			101-702-861.000	END BALANCE	0.00	0.00	107.37
01/01/2025			101-702-880.100 ADVERT/PUBLICATIONS		BEG. BALANCE		108.00
01/08/2025	AP	INV	ADVERTISING	369273	72.00		180.00
01/31/2025			101-702-880.100	END BALANCE	72.00	0.00	180.00
TOTAL FOR FUND 101 GENERAL FUND					72.00		6,762.20