

LENOX TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 22, 2016

Meeting called to order at 7:30 p.m. with the following members present:

Chuck Stremersch ó Chair	Cox - Co-Chair
Karen Turchi ó Secretary	Shirley Shepherd-Hunter
Dave Birchler ó Planner	Jerry Gennette
Stephen Cassin	

Approval of Previous Minutes

Motion by Gennette and supported by to approve the minutes from January 25, 2016 with the following changes  
ó Cox - Absent

Motion carried.

Approval of Agenda

Motion by Shepherd-Hunter and supported by Cox to approve the agenda with no changes.

Motion carried.

New Business

*Teja Enterprises, LLC – Annual Renewal for Special Land Use Permit*

Pieperzak reported that there no problems have been reported to him from the Township offices nor from neighbors. The excavation of this pit was slower in 2015 and a vein of fine sand has slowed the process down somewhat. But no changes in the original plans are required at this time.

Motion by Cox and supported by Shepherd-Hunter to renew the Special Land Use for Teja Enterprises LLC for 2016.

Motion carried.

*Conco D’Oro Club – Special Land Use for Vacant 26 Mile Road*

Birchler reviewed his memo dated February 4, 2016 regarding the Special Land Use request by Conco DøOro Club. His office recommends the Planning Commission approve the site plan subject to the changes requested in his memo. They are: Section 300, landscaping, Section 332, lighting and approval of any proposed signage.

The Planning Commission requests that it go on record that the facility is for the exclusive use of the Conco DøOro club members and their guests only. No catering/rental will be allowed. Conco DøOro will notify Lenox Township if there are any changes to this record. Mr. Mango Virelli has verbally agreed to this action.

Motion by Turchi to approve the Special Land Use Permit for Conco DøOro subject to itemizing the species of trees and shrubs (additional landscaping on the east side of the parcel), the submission of the lighting plans, the proposed sign plans (if needed). The assurance that the club will be exclusive to members and their families and there are no objections to a liquor license and any concerns from the Fire Department or engineering are addressed.

Turchi has rescinded the motion as there was no Public Hearing for the Special Land Use Permit.

Motion by Turchi and supported by Shepherd-Hunter to hold a Public Hearing on Monday March 21, 2016 at 7:30 p.m. for Conco DøOro Club, 26 Mile Road.

Motion carried.

### Township Planner

#### *Five Year Master Plan Discussion*

Birchler informed the commission that his office has received 3 completed on-line surveys and 12 hardcopy surveys so far.

Birchler then reviewed the Land Use Map detailing how the current map shows the mixed use (retail, home, office) on the east side of Gratiot (opposite the Township Hall) along with the educational element (college campus) and industrial (heavy use).

Cassin has a meeting with Waste Management and will gather information on what types of businesses usually surround landfills.

The members discussed a possible focus group aimed at developers and builders to find out:

What are we doing well?

What could we do better to attract growth?

Contact schools/universities

Oakland

MSU extension

Building trade schools

### Adjournment

Motion by Shepherd-Hunter and supported by Cox to adjourn the meeting at 8:22 p.m.

Motion carried.

Respectfully submitted,

Respectfully submitted,

Vickie Fouchia  
Recording Secretary

Karen Turchi  
Secretary