

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 21, 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	Jerry Gennette
Shirley Shepherd-Hunter - absent	
Joe Tangarió Planner	Stephen Cassin

Approval of Previous Minutes

Motion by Turchi and supported by Cox to approve the minutes from February 22, 2016 with no changes.

Motion carried.

Public Hearing

Turchi read the Public Hearing notice published March 2, 2016 for Conca D'Oro Club, Special Land Use for Vacant 26 Mile Road. Paul Torrente representing the club stated that the club house would be used for meeting and social gatherings.

Turchi read a letter dated March 15, 2016 from Michael Kavanaugh, representing Mr. Paul Frazho, regarding the special land use. Mr. Frazho property abuts the club on the east side and requesting that the special land use be denied citing Section 1809 of the Zoning Ordinance and this zoning may impede his current lifestyle.

Motion by Turchi and supported by Cox to close the Public Hearing at 7:47 p.m.

Motion carried.

Approval of Agenda

Motion by Cox and supported by Gennette to approve the agenda with no changes.

Motion carried.

Unfinished Business

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

Cassin stated that all site plan corrections have been submitted and as far as his office was concerned all items have been addressed. He also stated that Section 1841 of the Zoning Ordinance allows for this type of special land use. Section 1809 refers to large scale recreational uses.

Mr. Frazho requested that the Planning Commission deny the Special Land Use as it would infringe on his current lifestyle. A drainage ditch that currently runs from the north end of the parcel and crosses thru his parcel alleviates flooding for his neighbors. He feels that the proposed grade level will cause flooding on his property and on neighboring parcels as well. Mr. Frazho also fears that any social activity that includes fires could potentially cause damage to his outbuildings if left unattended. Mr. Frazho also indicated that there are hunters in the area and this potentially could cause a firearm accident. Mr. Frazho does not want his enjoyment of his property invaded by the proposed social club.

The landscaping on the east side of the parcel shows trees and tall evergreen trees will be thick enough to shield any lighting from the parking lot. There will be no open fires on the parcel and any drainage will be directed to the basin.

Motion by Turchi and supported by Cox to approve the Special Land Use for Conco D'oro Club and consequently the site plan for the parcel.

Motion carried.

Township Planner

Five Year Master Plan Discussion

Tangari reported that in excess of 100 responses were received from the survey. The responses show that residents would like to see the Township remain rural and preserve and protect the natural areas. They would not like to see major retailers or housing options but plan to maintain their current housing. They would like to see more job opportunities closer to home and have the Gratiot Corridor develop in the educational market. Closing of the survey will be April 1, 2016 and any further tabulation will be submitted to the commission.

Cassin indicated that a focus group aimed at the educational market would include representatives from Oakland and Macomb County Community Colleges. A representative from the commercial broker/realtor/lender, and representatives from the building market/development would be advantageous as well. Cassin will work on this aspect of the marketing and keep the commission members up-to-date.

Adjournment

Motion by Turchi and supported by Cox to adjourn the meeting at 8:18 p.m.

Motion carried.

Respectfully submitted,

Vickie Fouchia
Recording Secretary

Respectfully submitted,

Karen Turchi
Secretary