

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 25, 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	
Joe Tangarió Planner	Stephen Cassin

Approval of Previous Minutes

Motion by Shepherd-Hunter and supported by Cox to table the minutes from March 21, 2016.

Motion carried.

Approval of Agenda

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

Motion carried.

New Business

TNT Fireworks – Meijer Parking Lot 36825 26 Mile Road

Chuck Friese requested a temporary outdoor tent sales permit for TNT Fireworks a 36825 26 Mile Road. The site would temporarily use 12 to 14 spaces in the Meijer parking lot. Mr. Friese did request that he be allowed to place signage on two sides of the tent and in response to Clearzoning memo would like to use Option 2 for the signs. Tangari responded that a second sign on the tent would be allowed as the site is away from the traffic flow. Lenox Fire Chief has approved the site plan based on the Planning Commission approval.

Motion by Turchi and supported by Shepherd-Hunter to approve the request by TNT Fireworks to erect a retail tent at 36825 26 Mile Road (Meijer parking lot) provided they follow recommendations from the Township Planner regarding signage.

Motion carried.

Communications

Turchi informed the Planning Commission members that Lenox Township is considering acquiring property adjacent to the Lenox Township Park.

Township Planner

Five Year Master Plan Discussion

Cassin reviewed his memo dated April 21, 2016 regarding the Stakeholder Interviews. He noted that according to the Township Engineer, development is contingent on water and sewer capacity. Currently the capacity is centered in the eastern portion of the Township.

According to Waste Management after the closure of landfills many municipalities allow homes to be located near the landfills, but complaints are received. Other types of uses are recommended.

Macomb Community College and Oakland Community College were reluctant to commit to any investment in Lenox Township at this time. An engineering company, Regional Transit Authority and an industrial developer were not interested in Lenox Township at this time.

Tangari review the Proposed Land Use Plan Concept. The map show some changes in the placement of greenbelts, government center office center, open space, residential areas, and the removal of parcel lines. Tangari also showed that the Zoning Map mirrors the Land Use Plan and may reflect some flexibility for future development.

Adjournment

Motion by Shepherd-Hunter and supported by Cox to adjourn the meeting at 7:54 p.m.

Motion carried.

Respectfully submitted,

Respectfully submitted,

Vickie Fouchia
Recording Secretary

Karen Turchi
Secretary