

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 25, 2016

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

Chuck Stremersch ó Chair	Shirley Shepherd-Hunter
Karen Turchi ó Secretary ó absent	Cox - Co-Chair
Jerry Gennette	Steve Cassin - Planner
Dave Birchler - Planner	Joe Tangari - Planner

Approval of Previous Minutes

Motion by Shepherd-Hunter and supported by Cox to approve the minutes from June 27, 2016 with no changes.

Motion carried.

Approval of Agenda

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

Motion carried.

Unfinished Business

Amendment to Section 1701 Height, Bulk, Density, Area and Setback Requirements by District

Tangari review the handout for Section 1701 showing the standards for all zonings. The changes reflect the minimum square footage in homes to ó 1 story home 1,200 square feet, 1 & ½ story home 1,000 square feet with an addition 500 square feet if second story is added. A 2 story home shall have a minimum of 1,000 square feet on first and second story.

New Business

Amendment to Kennel Ordinance

Tangari reviewed the draft of the Kennel and Animal Regulations dated July 18, 2016. He explained that after a complaint was filed by a homeowner on Bates Road in January 2016 it was found that the current Ordinance was not as strongly worded as the Macomb County Animal Control Ordinance.

The Macomb County Animal Control Officer cannot enforce the County's Ordinance as the Township has one in place. Due to the complaint it was determined that by adopting a more closely mirrored ordinance the County

would then be able to enforce the laws.

Debbie Shagena, Bates Road near 29 Mile, stated that she was the complainant on the Bates Road kennel. She said that there were seven dogs and 26 puppies on the premises. Mr. and Mrs. Shagena could not understand why the County Animal Control Officer could do nothing to rectify the problem until they were told that the Township has an Ordinance that does not reflect all the standards of Macomb County Animal Control. They would like to see this addressed before more kennels of this type are in Lenox Township.

Questions regarding the breeding farms were addressed by Birchler stating that by using the County standards and parameters the Township can regulate the kennels thru land use. Five or more dogs would be allowed by the homeowner as a private kennel, but if three or more are not owned by the homeowner it is then considered a commercial kennel. A commercial kennel can be allowed with a Special Land User Permit and licensed by Macomb County.

Tangari will compile more information regarding the County regulations on breeding kennels, private kennels and commercial kennels.

Amendment to Section 1840 Crematoriums

Tangari reviewed the draft of the Crematorium Standards dated July 18, 2016. He stated that the State of Michigan regulations show that no funeral home may own or operate a crematorium. Tangari has removed all reference to funeral home ownership from the current ordinance.

Master Plan Update

Tangari requested that the Commission Members review the Land Use Maps A and B and decide which one of the Maps most reflects the goal of the current 5 Year Master Plan. He would like to discuss the decision at the August 2016 meeting.

Adjournment

Motion by Shepherd-Hunter and supported by Gennette to adjourn the meeting at 8:12 p.m.

Respectfully submitted,

Respectfully submitted,

Vickie Fouchia
Recording Secretary

Karen Turchi
Secretary