

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 22, 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

Approval of Previous Minutes

Motion by Shepherd-Hunter and supported by Cox to approve the minutes from July 25, 2016 with no changes.

Motion carried.

Approval of Agenda

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

Motion carried.

Unfinished Business

Amendment to Kennel Ordinance

Cassin reviewed the draft Ordinance for Kennel and Animal Regulations dated August 10, 2016. Stremersch recommended that a copy of the Macomb County Animal Ordinance be placed in the files for informational purposes.

Turchi asked what other changes were made to the existing ordinance. Cassin explained that a division was made between commercial kennels and private kennels.

Motion by Turchi and supported by Gennette to set the Public Hearing for September 26, 2016 at 7:30 p.m. for the Kennel Ordinance, Section 1840 Crematorium and Section 1701 Bulk, Height and Density.

Motion carried.

Master Plan Update

Cassin explained that a decision has to be made regarding the Land Use Concept Map. Two concepts have been provided for review A and B. Concept A is the existing Land Use Map that was developed five years ago. Concept

B has changed the location of the potential Town Center. Concept B shows the Town Center on the West side of Gratiot adjacent to the current Township Hall.

After discussing the potential change in Town Center location and verbal review of the developer's remarks to Cassin it was determined that changing the location of the Town Center was not needed at this time. Turchi recommended that Concept B be placed in the files for future updates.

Motion by Cox and supported by Gennette to adopt Concept A of the Master Plan Update.

Motion carried.

Motion by Cox and supported by Shepherd-Hunter to set the Public Hearing for September 26, 2016 at 7:30 p.m. for the Master Plan Update.

Motion carried.

Citizens Comments

Debbie Shagena, Bates Road north of 29 Mile questioned the changes in the Kennel Ordinance. She was questioning the change regarding commercial kennels, the term "Hobby Farms", and "puppy mills". She feels that by using the term "hobby farms" many people will use this terminology to have "puppy mills". She also stated that according to the 8 dog limit for a private kennel a potential home can have 8 female dogs having approximately 10 puppies each at the home for 1 year.

Stremersch explained that "hobby farms" are used to raise livestock such as pigs, goats and horses. It is not meant to be used for dog kennels. Many of the points made can be addressed at the Public Hearing scheduled for September 26, 2016 and will be discussed.

Communications Presented

Conca D'Oro Foundation

A letter from Paul Torrente dated July 29, 2016 was received requesting direction on the building of the facility on 26 Mile Road and the approved Special Land Use Permit. It was determined that the Lenox Township Clerk's Office should contact Mr. Torrente and explain that the site plan extension would have to be received from the Planning Commission but the Special Land Use Permit is permitted for 1 year and has to be approved by the Planning Commission.

Adjournment

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

Motion carried.

Respectfully submitted,

Respectfully submitted,

Vickie Fouchia
Recording Secretary

Karen Turchi
Secretary