

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 26, 2016

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

Chuck Stremersch ó Chair
Karen Turchi ó Secretary
Jerry Gennette
Steve Cassin - Planner

Cox - Co-Chair
Shirley Shepherd-Hunter
Joe Tangari ó Planner

Public Hearing

Motion by Turchi and supported by Cox to open the Public Hearing at 7:32 p.m. Turchi read aloud the Public Hearing notices for the following Ordinance Amendments
Section 1701, Height, Bulk, Density, Area and Setback Requirements by District, Section 1807, Keeping or Raising of Animals, Including Kennels and Section 1840 Crematoriums.

Alan Shagena, 63700 Bates Road, requested that the Planning Commission cancel or reconsider the proposed changes to the Kennel Ordinance. He feels that the changes to the ordinance could allow for a homeowner to have as many as 8 (eight) dogs on the premises.

Larry Rekowski, 30736 29 Mile Road, is opposed to any changes to the Kennel Ordinance.

Katerina Rekowski, 30736 29 Mile Road is opposed to any changes to the Kennel Ordinance.

Motion by Turchi and supported by Cox to close the Public Hearing at 7:35 p.m.

Motion carried.

Approval of Previous Minutes

Motion by Turchi and supported by Gennette to table the minutes from August 22, 2016.

Motion carried.

Approval of Agenda

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

Motion carried.

Unfinished Business

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

Tangari stated that he researched ordinance requirements from surrounding communities regarding the height, bulk, density, area and setback and found that Lenox Township requirements were higher than other communities. He recommends the Commission approve the draft changes as submitted.

Motion by Cox and supported by Shepherd-Hunter to recommend the Lenox Township Board approve the changes in Section 1701 Bulk, Height and Density as submitted.

Motion carried.

Section 1840 Crematoriums

Tangari stated that the recommended changes are required to comply with the State of Michigan law that prohibits a funeral home owning a crematorium.

Motion by Shepherd-Hunter and supported by Cox to request the Lenox Township Board adopt the submitted Ordinance Amendment for Section 1840 Crematoriums.

Motion Carried

Section 1807 Keeping or Raising of Animals, Including Kennels

Tangari reviewed the proposed changes to Section 1807 stating that Birchler attempted to put all animal standards into one section (1807). Definitions were updated or replaced by new definitions. The new ordinance would mirror the Macomb County Animal Control Ordinance. By making the changes Lenox Township can now utilize the Macomb County Animal Control Officers for enforcement of the ordinance.

Stremersch indicated that private kennels should state that female dogs should have no more than two (2) litters per year.

Turchi recommended that Private Kennels, item 6, should read- The maximum number of dogs over one (1) year in age permitted to be housed simultaneously in a private kennel is six (6). Private kennels housing more than six (6) dogs shall comply with the standards for commercial kennels.

Motion by Cox and supported by Shepherd-Hunter to recommend the Lenox Township Board approve the changes to Section 1807, Keeping or Raising of Animals, Including Kennels, with the change to Private Kennels, item 6, private kennels housing more than six (6) dogs and inserted where appropriate a maximum of two (2) litters per female dog per year.

Motion carried.

Citizens Comments

Debbie Shagena, 63700 Bates Road, researched ordinances for the surrounding communities regarding the kennel ordinances. She feels that the proposed Kennel ordinance is too technical and is too long and confusing. She would like all animal control issues to be controlled and enforced by the Macomb County Animal Control Officers.

Communications Presented

Tangari apprised the Commission Members that the Master Plan Update is now ready to be released to the surrounding communities and needs Commission approval to do so.

Motion by Cox and supported by Shepherd-Hunter to pass the updated 5 year Master Plan to the Lenox Township Board for approval and release to the surrounding communities for review.

Motion carried.

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