

LENOX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 24, 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	Shirley Shepherd-Hunter
Jerry Gennette	Dave Birchler ó Planner
Steve Cassin ó Planner	Joe Tangari ó Planner

Approval of Previous Minutes

Motion by Gennette and supported by Cox to approve the minutes from August 22, 2016 and September 26, 2016.

Motion carried.

Approval of Agenda

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

Motion carried.

Unfinished Business

Master Plan Update

The Lenox Township Board approved the Master Plan Update at the September Board Meeting and since that time Clear-Zoning has submitted the Master Plan Update to the surrounding municipalities. As of this time we are awaiting responses from the municipalities.

New Business

Section 1700 Height, Bulk, Density, Area and Setback Requirements by District

Motion by Turchi and supported by Shepherd-Hunter to approve Section 1700, Height, Bulk, Density, Area and Setback Requirements by District for re-approval as it was presented as Section 1701.

Motion carried.

Communications Presented

Mr. Phil Camarda, 32037 29 Mile Road, requested guidance from the commission regarding a manufacturing license to repair Class 3 firearms from his home. He manufactures and repairs firearm suppressors for police and sheriff deputies. He has an out-building which will house the lathe and mill. He will not be buying or selling firearms although a Class 3 licensure does allow for it.

A Special Land Use Permit is required as a home occupation but a residential accessory occupation permit would allow for this also with reasonable restrictions. This could be granted for the Class 3 license subject to the no sale of firearms restriction.

A hand drawn site plan would be allowed along with a mortgage survey showing the floor plan of the accessory building.

Turchi complimented the Village of New Haven for their new signage at the corner of New Haven Road and Gratiot.

Township Planner

Cassin informed the commission that the current sign ordinances are basically illegal. The verbiage must be content neutral and need to comply with the Supreme Court rulings regarding signs. The Sign Ordinance cannot regulate content of the signs. Cassin will work on the Ordinance and submit for review.

The Michigan Medical Marijuana Act has some new standards that must be placed in the Lenox Township Ordinance. With the addition of the new standards, the Township may be able to obtain monies from the State of Michigan for taxes on gross receipts for any establishments within the Township.

Birchler ended the meeting by informing the Planning Commission that he is retiring on November 30, 2016. Clearzoning will continue to service Lenox Township without his guidance. All Commission Members wished him well on his retirement as he will be greatly missed.

Adjournment

Motion by Shepherd-Hunter and supported by Cox to adjourn the meeting at 8:09 p.m.

Motion carried.

Respectfully submitted,

Respectfully submitted,

Vickie Fouchia
Recording Secretary

Karen Turchi
Secretary