

**Lenox Township
Planning Commission Meeting
Monday, April 30, 2018**

1. Call to Order

7:30 pm with the following members present:

Jerry Gennette - Chairperson

Joe Marino

Scott Clifford - Secretary

Marnie Ickes

Stephen Cassin – Township Planner

Member Excused: Mike Vennard – Co-Chair

2. Pledge of Allegiance

3. Approval of Previous Minutes – March 26, 2018

Motion by Ickes supported by Clifford to approve the Planning Commission Minutes from March 26, 2018 as written. All Ayes. Motion carried.

4. Approval of Agenda

Motion by Marino supported by Ickes to approve the April 30, 2018 agenda as written. All Ayes. Motion carried.

5. Unfinished Business

There was no Unfinished Business at this meeting.

6. New Business

a) Mike Tollis, Proposed Storage Yard, Vacant 19-06-11-200-008

Mike Tollis explained that he is requesting Site Plan Approval for a storage yard, to have access to the parcel and establish a storage building, fencing and a driveway. The intention is to complete Phase I now, which would include installation of all fencing, designate an area for storage, and a driveway. Phase II & III would be completed later.

Motion by Marino supported by Ickes to approve Phase I subject to moving the front part of the fence to the rear behind the screening, have a portable restroom on site toward the rear of property, the gravel parking, the basin and the front drive. This is subject to the Zoning Board of Appeals and/or engineer approval whichever is necessary. Petitioner would have to come back to the Planning Commission for Phase II & III.

Roll Call Vote: Ayes: Marino, Ickes, Clifford and Gennette. Nays: None. Motion Carried.

b) Anne Deleo, Reconsideration of Special Land Use Request, 19-06-32-300-014, 28135-26 Mile Road

Cassin pointed out that the Township Ordinance allows six dogs one year of age or older, a breeding kennel shall be limited to two litters per animal per year.

C. Seib, Attorney for Anne Deleo summarized that Ms. Deleo would need time to bring the number of dogs down. When puppies are brought in they are there for one or two weeks.

Marino asked what new information they have that the Commission should reconsider their decision.

Seib responded for private kennel six adult dogs over one year old, that could be worked toward. Fitting to the harmony of the area; unsure how to answer that. The people that commented at the last Public Hearing are not even near the property or affected by it, as there are 12 (twelve) acres total.

Motion by Clifford supported by Marino to table the reconsideration of the Special Land Use for Ann Deleo.

Roll Call Vote: Ayes: Clifford, Marino, Ickes and Gennette. Nays: None. Motion Carried.

c) Public Hearing: Rezoning Request: Lenox Industrial Park, LLC., 19-06-13-300-002, Vacant from Agricultural to Commercial General and Industrial Restricted

Motion by Clifford supported by Ickes to open Public Hearing at 8:10 pm. All Ayes. Motion carried
Christopher Karim was present representing Lenox Industrial Park, LLC., requesting Retail in the front and an Industrial Complex in the entire rear portion of the property. There is Township water at the site and the intention is to bring sewer in.

Mick Sullivan, 29 Mile Road resident, inquired where the property is, on the gravel or blacktop part 29 Mile Road.

Karim stated that the property is on the blacktop portion, just west of the power plant.

Motion by Marino supported by Ickes to close the Public Hearing at 8:13 pm. All Ayes. Motion carried

RECOMMENDATION FOR REZONING FOR LENOX INDUSTRIAL PARK, LLC.

Motion by Marino supported by Clifford to recommend approval of the Rezoning Request from Lenox Industrial Park, LLC., 19-06-13-300-002, from Agricultural to Commercial General and Industrial Restricted.

Roll Call Vote: Ayes: Marino, Clifford, Ickes and Gennette. Nays: None. Motion carried.

d.) Public Hearing: Rezoning Request: James Lahood-Sarkis, 19-06-14-400-020, Vacant from Community Commercial to Commercial General and Industrial Restricted.

Motion by Clifford supported by Ickes to open the Public Hearing for James LaHood-Sarkis 19-06-14-400-020 at 8:16 pm. All Ayes. Motion carried.

Justin Dunaskiss was present to represent the applicant and owner of the property, the request is a split Rezoning of 10 acres, on the northwest corner of 29 Mile Road with 755 (seven hundred fifty-five) feet of frontage on Gratiot and 475 (four hundred seventy-five) feet of frontage on 29 Mile Road, that is currently zoned Community Commercial.

Dave Cox, resident, next to this property on 29 Mile Road, questioned what is planned to go there and if the developer would be required to pave any part of 29 Mile Road. He remarked that traffic is getting worse at this intersection all the time and wanted to know when can we get traffic light at 29 Mile and Gratiot? Didn't understand the layout of any buildings, he hasn't seen anything. He has concerns because he has a pond and horses, if there will there be any type of buffer zone between his property and the development? He also inquired about lighting coming from this development.

Clifford explained that all concerns will get addressed through the site plan approval process.

Motion by Clifford supported by Marino to close the Public Hearing at 8:25 pm. All Ayes. Motion carried.

RECOMMENDATION FOR REZONING FOR JAMES LAHOOD-SARKIS

Motion by Marino supported by Ickes to recommend approval of the Rezoning for James LaHood-Sarkis 19-06-14-400-020, from Community Commercial to Commercial General and Industrial Restricted.

Roll Call Vote: Ayes: Marino, Ickes, Clifford and Gennette. Nays: None. Motion carried.

e.) Public Hearing: Ordinance Amendment, Article 6 Residential Low Density (One Family) District, Section 601, Special Land Uses

Motion by Marino supported by Ickes to open Public Hearing at 8:30 pm.

Roll Call Vote: Ayes: Marino, Ickes, Clifford and Gennette. Motion carried.

Cassin explained the request from St. Michael's Cemetery.

Joe Stevens, Casco Township, Chairman of St. Michael's Cemetery Committee, explained that St. Michael's Cemetery is the Parish Cemetery for St. Augustine's Church. The cemetery is running out of space and needs additional area to grow. They purchased the adjacent parcel to the south which is in Lenox Township, and are requesting that Lenox modify the Ordinance to allow the development of cemeteries in Residential Low-Density areas.

Motion by Clifford supported by Marino to close Public Hearing at 8:35 pm.
Roll Call Vote: Ayes: Clifford, Marino, Ickes and Gennette. Nays: None. Motion carried.

RECOMMENDATION FOR ORDINANCE AMENDMENT

Motion by Ickes, supported by Marino to recommend approval to amend the Lenox Township Zoning Ordinance 2-93, Article 6, Residential Low Density (One Family) District, Section 601, Special Land Uses, to allow the development of cemeteries.

Roll Call Vote: Ayes: Ickes, Marino, Clifford and Gennette. Nays: None. Motion carried.

d) Public Hearing: Ordinance Amendment, Article 18 Special Land Use Approval Requirements, Section 1839 Seasonal Business Paragraph D3.

Motion by Clifford supported by Marino to open the Public Hearing at 8:35 pm.
Roll Call Vote: Clifford, Marino, Ickes and Gennette. Nays: None. Motion carried.

Cassin explained that this is a cleanup of the Township Ordinance for re-approval of Seasonal Attractions under Special Land Uses.

Motion by Clifford supported by Ickes to close the Public Hearing at 8:39 pm.
Roll Call Vote: Ayes: Clifford, Ickes, Marino and Gennette. Nays: None. Motion carried.

RECOMMENDATION FOR ORDINANCE AMENDMENT

Motion by Clifford supported by Marino to amend the Zoning Ordinance 2-93, Article 18, Special Land Use Approval Requirements, Section 1939, Seasonal Business, Paragraph D-3 as presented by the Planner and published.

Roll Call Vote: Ayes: Clifford, Marino, Ickes and Gennette. Nays: None. Motion carried.

e.) Proposed Amendment to Planning Commission By-Laws to Modify Meeting Start Time

Clifford discussed the request to change the start time to 7:00 pm for Planning Commission Meetings and asked the Commission's opinion. Request to table this item so they could hear Mike Vennard's ideas.

Motion by Clifford supported by Marino to table this item to the next Planning Commission Meeting. All Ayes. Motion carried.

7. Public Comments

There were no Public Comments at this meeting.

8. Township Planner

Cassin had nothing additional to add at this meeting.

9. Adjournment

Motion by Marino supported by Ickes to adjourn at 8:43 pm. All Ayes. Motion carried.

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Respectfully submitted,

Thomas Scott Clifford
Secretary