

**Lenox Township
Planning Commission Meeting
Monday, May 21, 2018**

1. **Call to Order** Meeting was called to order at 7:30 PM with the following members present:
Jerry Gennette . Chairperson; Mike Vennard - Co-Chair; Scott Clifford . Secretary; Joe Marino;
Marnie Ickes
2. **Pledge of Allegiance**
3. **Approval of Previous Minutes – April 30, 2018**
Motion: Clifford Support: Vennard
Motion to approve the meeting minutes from April 30, 2018 as written. All Ayes. Motion carried.
4. **Approval of Agenda**
Motion: Clifford Support: Marino
Motion to approve the agenda with moving Item #b to the bottom of agenda as # f. All Ayes. Motion carried.
5. **Unfinished Business**
 - A. **Proposed Amendment to Planning Commission By-Laws to modify start time.**
Gennette explained that this was tabled last month so that the entire commission would have an opportunity to vote.

Motion: Marino Support: Clifford
Motion to modify the Planning Commission By-Laws start time from 7:30 pm to 7:00 pm for all future Planning Commission Meetings. All Ayes. Motion carried.
6. **New Business**
 - a) **2825 Lenox, LLC, Site Plan Review Request, 19-06-23-300-007, Vacant Gratiot Avenue.**
Representing the petitioner were: Mike Haddad the managing member and Mojaradi Fareed the architect.

Clifford stated that the petitioner will be required to address any issues that may arise as the site plan process continues. He requested clarification that if Phase II is not implemented in a timely manner that the wall at the end of the Phase I portion be decorative as opposed to a plain wall.

Fareed stated that there could be an addendum to make it brick to match the front of the building.

Discussion followed concerning elevations, the north and south facet of retail building, decorative wall sconces, windows, and the back door.

Fareed explained that due to the preliminary nature of the retail establishment the placement of these items will be determined by the type of business utilizing the building and their space requirements.

Dennis Fouchia, Lenox Township Fire Chief submitted a review letter to the Planning Commission dated May 17, 2018 indicating his denial of the plans as submitted. The Fire Chief's objections to the plan stated that: a) the applicant must include on-site plans to the Fire Department b) there are fire lane issues, and c) water and hydrant locations issues. He continued by stating that the six buildings planned for the rear of the property which are fifty-thousand (50,000) square foot each will be required to be equipped with sprinkler systems and full fire suppression systems requiring multiple fire hydrants. He further stated that Lowe Plank Road should provide a secondary means of egress to the complex. Petitioner's response to all of these items need to be indicated on the site plan.

Clifford stated approval would be contingent on the approval of all other departments.

Sermed Saif, Lenox Township Engineer, clarified that if this is the approval for Phase I only, the secondary egress and sidewalk along Gratiot could be included as an amendment for Board consideration. If this is not ready for the Board, these adjustments should be included in the next submission.

Recommendation for Site Plan Review for 2825 Lenox LLC., 19-06-23-300-007

Motion: Clifford Support: Vennard

Motion to approve the Site Plan Review Request for 2825 Lenox, LLC, 19-06-23-300-007 based on approval of fire codes, engineering, building codes, per our Building and Fire Department and the contingency of the sidewalk along Gratiot and secondary access from Lowe Plank.

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

b) *Please note item B was relocated to the end of the agenda per the request of the petitioner.*

c) Public Hearing: Rezoning Request: Robert and Maria Hamilton, 19-06-36-400-015, 5820 County Line from Community Commercial to Industrial Restricted.

Motion: Clifford Support: Ickes

Motion to open Public Hearing for Robert and Maria Hamilton at 7:52 pm. All Ayes. Motion carried.

Clifford read the Public Hearing Notice.

Public Hearing comments: no comments for this Public Hearing.

Motion: Clifford Support: Vennard

Motion to close Public Hearing at 7:55 pm. All Ayes. Motion carried.

Petitioners Robert and Maria Hamilton present.

Clifford stated that this request fits the Master Plan and he has no issues.

Recommendation for Rezoning for Robert and Maria Hamilton

Motion: Marino Support: Clifford

Motion to recommend approval to Township Board that parcel #19-06-36-400-015 be rezoned from Community Commercial to Industrial Restricted.

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

d) Public Hearing: Rezoning Request: Rosseel Farms, LLC, A Portion of 19-06-27-200-001 Vacant from Commercial General to Industrial Restricted.

Motion: Clifford Support: Vennard

Motion to open Public Hearing for Rosseel Farms, LLC rezoning request from Commercial General to Industrial Restricted at 7:57 pm. All Ayes. Motion carried.

Clifford read Public Hearing Notice.

Joe & Bernie Rosseel present.

Public Hearing Comments:

Phil Ruggeri owner of a 55 acres parcel, adjacent and to the west along 28 Mile Rd. He has been owner for over 15 years and is very concerned with what is exactly proposed for that property and the impact it will have on his property. He has to find the right balance, wants to understand what they are going to do.

Motion: Clifford Support: Vennard

Motion to close the Public Hearing for Rosseel Farms at 8:01 pm. All Ayes. Motion carried.

Joe Rosseel commented that he and his brother Bernie, who have lived in Lenox for 32 years acquired this property about three (3) years ago. They have owned a business in Chesterfield that buys and sells farm equipment since 1959. They understand and are willing to bring the water/sewer from the east side of Gratiot.

Recommendation for Rezoning for Rosseel Farms, LLC

Motion: Clifford Support: Ickes

Motion to recommend approval for Rosseel Farms, LLC for rezoning from Commercial General to Industrial Restricted.

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

e) Public Hearing: Rezoning Request: Diacono Enterprise, LLC, a portion of 19-06-12-276-010 Vacant from Commercial General to Industrial Restricted.

Motion: Clifford Support: Vennard

Motion to open the Public Hearing for Diacono Enterprise, LLC, a portion of 19-06-12-276-010 Vacant from Commercial General to Industrial Restricted at 8:06 pm. All Ayes. Motion carried.

Clifford read the Public Hearing Notice.

Petitioner Dwayne Diacono representing Diacono Enterprise, LLC. Was present.

Public Hearing comments: None for this Public Hearing.

Motion: Clifford Support: Vennard

Motion to close the Public Hearing for Diacono Enterprise, LLC, at 8:08 pm. All Ayes: Motion carried.

Recommendation for Rezoning for Diacono Enterprise, LLC.

Motion: Marino Support: Vennard

Motion to recommend to township board for approval for Diacono Enterprise, LLC #19-06-12-276-010 to be rezoned from Commercial General to Industrial Restricted. Roll Call Vote: Ayes: Marino, Vennard, Clifford, Ickes and Gennette. Nays: none. Motion carried.

f) Public Hearing: Rezoning Request: Micheal J. DeMil 19-06-27-200-010, 19-06-27-426-002, 19-06-26-100-003, 19-06-26-300-001, 19-06-26-300-002, Vacant from Agricultural, Residential Medium Density, and Residential High Density to Commercial General and Industrial Restricted.

Motion: Clifford Support: Vennard

Motion to open the Public Hearing for a Rezoning Request for Micheal J. DeMil at 8:15 pm. All Ayes. Motion carried.

Clifford read the Public Hearing Notice.

Public Hearing Comments: None for this Public Hearing.

Motion by Clifford to close the Public Hearing for Mr. DeMil, supported by Vennard at 8:16 pm. All Ayes: Motion carried.

Clifford commented that this request meets the intent of the TownshipsqMaster Plan.

Recommendation for Rezoning for Michael J. DeMil

Motion: Clifford Support: Vennard

Motion to approve the rezoning request as presented by Mr. DeMil for parcel numbers 19-06-27-200-010, 19-06-27-426-002, 19-06-26-100-003, 19-06-26-300-001, 19-06-26-300-002, Vacant from Agricultural, Residential Medium Density, and Residential High Density to Commercial General and Industrial Restricted, with the condition of the addition of the sidewalks. Roll Call Vote: Clifford, Vennard, Marino, Ickes and Gennette. Nays: None. Motion carried.

7. Public Comments

There were no Public Comments at this meeting.

8. Township Planner

Due to the Planner's excused absence, there is nothing at this time.

9. Adjournment

Motion: Marino Support: Vennard

Motion to adjourn at 8:20 pm. All Ayes. Motion carried.

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Respectfully submitted,

Scott Clifford
Secretary