

Lenox Township
Planning Commission Meeting
Monday, July 23, 2018
REVISED 8/27/18

1. Call to Order Meeting was called to order at 7:00 PM with the following members present:

Jerry Gennette - Chairperson	Joe Marino
Mike Vennard - Co-Chair	Marnie Ickes
Scott Clifford - Secretary	Stephen Cassin - Township Planner

2. Pledge of Allegiance

3. Approval of Previous Minutes – June 25, 2018

Motion by Clifford, supported by Ickes to approve meeting minutes from June 25, 2018 as written. All Ayes. Motion carried.

4. Approval of Agenda

Planner Cassin informed the Commission that he received a request from Anne Deleo's attorney, Carie Seib to withdraw Deleo's reconsideration of her Special Land Use Request, therefore remove agenda item #5.A. from the agenda.

Motion by Clifford to approve agenda with the removal of Unfinished Business #5.A. Anne Deleo, Reconsideration of Special Land Use Request, 19-06-32-300-014, 28135-26 Mile Road, supported by Marino.

All Ayes. Motion carried.

5. Unfinished Business

- A. REMOVED FROM AGENDA Anne Deleo, Reconsideration of Special Land Use Request, 19-06-32-300-014, 28135-26 Mile Road.**

6. New Business

- a) Public Hearing: Rezoning Request: Marino Family Investments, LLC. 19-06-23-300-010, 19-06-23-300-009, 19-06-23-300-003 from Flood Plain and recreation to Commercial General and Industrial Restricted.**

Marino recused himself from this agenda item.

Motion by Clifford to **reopen** Public Hearing from last month at 7:04 pm supported by Vennard.

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

Clifford read the Public Hearing notice.

Public comments:

M. McIntyre on 28 Mile Road east of the subject property, requested a summary of last month's Planning Commission meeting and clarification of this rezoning proposal because he was not in attendance.

Chairman Gennette summarized that this request is for rezoning of the property. Nothing has been proposed at this time.

Motion by Vennard to close Public Hearing at 7:07 pm, supported by Clifford. Roll Call Vote: Ayes: Vennard, Clifford, Ickes and Gennette. Nays: none. Motion carried.

Recommendation for Rezoning for Marino Family Investments, LLC

Motion by Clifford to approve the Rezoning of the Marino Family Investments, LLC as presented and described, supported by Vennard. Roll Call Vote: Clifford, Vennard, Ickes and Gennette. Nays: none. Motion carried.

Marino rejoined the Commission.

- b) Public Hearing: Rezoning Request: Oak Ridge Golf Club, Inc. 19-06-35-400-001, 19-06-35-400-002, 19-06-35-400-003, 19-06-36-300-001, from Recreation to Commercial General.**

Motion by Clifford to open Public Hearing for Rezoning at Oak Ridge Golf Club, Inc, at 7:10 pm, supported by Vennard. Roll Call Vote: Ayes: Clifford, Vennard, Ickes, Gennette and Marino. Nays: none. Motion carried.

Clifford read the Public Hearing notice.

Public Comments:

D. Leenknecht, Chesterfield resident on 26 Mile Road, directly across from subject property. He inquired as to what is planned for this parcel? He explained that there is so much activity there now. Truck traffic, EMS traffic...

Oak Ridge Representative responded that they have no plans in the works, this rezoning is to make the property appealing for the future use.

V. Hofman, Lenox resident on 27 Mile Road, behind the Golf Course. Commented that the previous agenda item was quickly passed and hoped the Planning Commission is not going to rush this item through. What is the purpose to change the zoning from Recreation to Commercial? Traffic on 27 Mile is horrendous with people avoiding 26 Mile. The golf course is recreation and the township needs' recreational areas.

Motion by Vennard to close the Public Hearing for Oak Ridge Golf Club at 7:16 pm, supported by Clifford. Roll Call Vote: Ayes: Vennard, Clifford, Marino, Ickes and Gennette. Nays: none. Motion carried.

Clifford inquired to Oak Ridge representatives if they have any plans for these parcels.

Oak Ridge Representative responded that there are no plans for development at this time. Their plan for the parcel along 27 mile is to keep the zoning Residential.

Recommendation for Rezoning for Oak Ridge Golf Club, Inc.

Motion by Marino to approve the rezoning of Oak Ridge Golf Club, Inc. 19-06-35-400-001, 19-06-35-400-002,19-06-35-400-003 and 19-06-36-300-001 from Recreation to Commercial General, supported by Vennard. Roll Call Vote: Ayes: Marino, Vennard, Ickes, Clifford and Gennette. Nays: none. Motion carried.

7. Citizens Comments

D. Leenknecht, Chesterfield resident, commented that if the residents only knew what was happening there. Whether it will be an industrial park, shopping center, whatever. To the east, here is a view of the freeway, shopping competition at Meijer's, the prison to the west of Oak Ridge. He explained that people visit at the prison, park in his driveway, leaving their car. They park at the golf course and walk. His family has a difficult time getting home from 3 to 7 pm due to current traffic conditions. He inquired if he was the only one to be notified of this Public Hearing.

L. Kandell, Township Clerk, responded the Clerk's Office is required to notify parcel owners within 300 feet of said property, per State law.

V. Hofman, reiterated with no current plans, why the big hurry to change the zoning?

Oak Ridge Representative explained they are not in a hurry and they could have requested this rezoning a long time ago.

K. Turchi, Lenox resident on Havenridge, regarding the Marino rezoning, what is the reason for going with two different zonings on the same parcel. If you have two different zoning on the same parcel, that is Spot Zoning. For both agenda items, the Planning Commission needs to review these two zonings and look at everything that is allowed in each zoning.

8. Township Planner

Cassin informed the Commission that Rosseel Farms will be submitting their Site Plan Review Request and will be on the agenda for August.

9. Adjournment

Motion by Vennard, supported by Clifford to adjourn at 7:26 pm. All Ayes. Motion carried.

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Respectfully submitted,

Scott Clifford
Secretary