

**Lenox Township
Planning Commission Meeting
Monday, August 27, 2018**

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 – July 23, 2018

Motion: Marino Support: Ickes
Motion to approve minutes from July 23, 2018 as presented. All Ayes. Motion carried.

4. Approval of Agenda

Motion: Clifford Support: Vennard
Motion to approve agenda as written. All Ayes. Motion carried.

5. Unfinished Business

6. New Business

a) Site Plan Review Request: Joseph Rosseel's (Rosseel's Farm and Garden Supply, Inc.) on a portion of 19-06-27-200-001

Planner Cassin explained that his office received the Site Plan for Rosseel's Farm and Garden Supply, Inc. which would be relocating from Chesterfield to a site on Gratiot in Lenox. The Planning Commission and Board of Trustees approved the rezoning. The Site Plan meets the Township Zoning Ordinance requirements and Cassin is recommending approval contingent on Engineering, Building Department and Fire Department approval, which would be addressed at the pre-construction meeting.

Jeff Horner, Project Control Engineering, Inc. was present representing the Rosseel's Farm and Garden Supply.
Chief Fouchia commented that the Site Plan meets the Fire Department requirements.

Recommendation for Site Plan Review Request for Joseph Rosseel (Rosseel's Farm and Garden Supply, Inc.)

Motion: Clifford Support: Vennard

Motion to approve Site Plan Review Request for Joseph Rosseel (Rosseel's Farm and Garden Supply, Inc.) on a portion of 19-06-27-200-001 contingent upon Engineering, Fire Department and Building Department requirements. Roll Call Vote: Ayes: Clifford, Vennard, Marino, Ickes and Gennette. Nays: none. Motion Carried.

b) Site Plan Review Request: Phillip and Tara Michaels (Autocar, Inc.) 19-06-12-300-032

Planner Cassin explained that he is in receipt of the Site Plan for the storage area for Autocar, Inc. This transpired due to an ordinance violation issue. The fence and storage area were put up without permits nor Township and Planning Commission approval. This was litigated, and a solution was issued last month in court that Mr. Michaels would submit a Site Plan. He has followed through and the Site Plan is in compliance with the Zoning Ordinance. He is recommending approval contingent upon the resolution of issues with the Engineering and Fire Departments.

An issue remains regarding their sign. There is no objection to the location, but the graphic flames placed on the sign exceeds the allowable signage per the Township Sign Ordinance. A Variance is necessary, they must request a variance with the Zoning Board of Appeals.

P. Michaels, Autocar, explained that the flames were hand painted and are not additional signage. That area is not lit and matches their business cards.

Co-chair Vennard pointed out that the Zoning Board of Appeals (ZBA) needs to address this issue. It must be placed in front of the ZBA so it can be addressed there. To clarify that if the commission approves this tonight there are other issues you must complete.

Recommendation for Site Plan Review Request for Phillip and Tara Michaels (Autocar, Inc.) 19-06-12-300-032

Motion: Clifford Support: Marino

Motion to approve the Site Plan Review Request for Phillip and Tara Michaels (Autocar, Inc.) 19-06-12-300-032 based on recommendations and approvals from the Township Planner, Engineer and Fire Chief. Mr. Michaels (Autocar) needs to follow up the sign issue with an application to the Zoning Board of Appeals. Roll Call vote: Ayes: Clifford, Marino, Ickes, Vennard and Gennette. Nays: none. Motion carried.

7. Citizens Comments

No comments at this meeting.

8. Township Planner

Planner Cassin informed this Commission that on September 10th at 1:00 pm, the Board of Trustees has scheduled a Special Meeting regarding the Medical Marijuana Licenses. The applicants will have approximately five (5) minutes to address the Board. This is open to the public.

9. Adjournment

Motion: Vennard Support: Ickes

Motion to adjourn at 7:18 pm. All Ayes. Motion carried.

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Respectfully submitted,

Scott Clifford
Secretary