

**LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION
MONDAY FEBRUARY 28, 2022, 6:30 PM**

- 1. Call to order: 6:30 pm
- Members Present: Clifford, Marino, Turchi, Walker
- Members Absent: Vennard (with notice)
- Planner: Cassin
- Attorney: Addis
- Engineer: Saif

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PREVIOUS MINUTES – January 24, 2022

Motion: Turchi Support: Walker

Motion to approve the minutes of January 24, 2022, as written. Motion carried.

Roll Call Vote: Turchi- Aye, Walker- Aye, Clifford- Aye, Marino- Abstain.

4. APPROVAL OF AGENDA

Motion: Marino Support: Turchi

Motion to approve the Agenda for February 28, 2022, as written. All Ayes. Motion carried.

5. UNFINISHED BUSINESS

A. Michael Torres, Site Plan Review Request

Michael Torres spoke on behalf of the project.

Planner Steve Cassin indicated the needed changes regarding sidewalk, 6-foot enclosure and Township Public Safety and Engineering items that need to be addressed.

Sermed Saif also confirmed the items presented by the Planner.

Marino and Turchi asked several questions regarding elevation, lighting, employees, size of the project, safety protocols, and the Fire Department's ability to service a two-story building.

Public Safety Director White spoke of surrounding communities that are available to assist Lenox with the proper equipment should it become necessary.

Motion: Turchi Support: Marino

Motion to approve the Site Plan Request by Michael Torres with the conditions proposed by Planning and Engineering.

Roll Call Vote: Turchi- Aye, Marino- Aye, Walker- Aye, Clifford- Aye. Motion carried.

B. Election of Officers

1. Motion: Turchi Support: Clifford

Motion to appoint Mike Vennard as Chair of the Planning Commission.

Roll Call Vote: Turchi- Aye, Clifford- Aye, Marino- Aye, Walker- Aye. Motion carried.

2. Motion: Clifford Support: Walker

Motion to appoint Joe Marino as Vice Chair of the Planning Commission.

Roll Call Vote: Clifford- Aye, Walker- Aye, Turchi- Aye, Marino- Aye. Motion carried.

3. Motion: Marino Support: Turchi

Motion to appoint Scott Clifford as Secretary of the Planning Commission.

Roll Call Vote: Marino- Aye, Turchi- Aye, Walker- Aye, Clifford- Aye. Motion carried.

6. NEW BUSINESS

A. TeJa Enterprises, LLC- Annual Renewal for Special Land Use Permit

Greg Pieprzak, TeJa Enterprises, LLC., spoke on behalf of the renewal, reporting there have been no complaints.

Clifford verified with the Township Engineer that all requirements are being met, to which he replied that is required that the permit be renewed annually. He also verified that the project is still within the appropriate parameters at 90% completion.

Turchi confirmed that there is a proposed adjustment to the plan from single family homes to an RV park.

Sermed Saif, Township Engineer, indicated that the change would not be automatic, he recommended the Township Attorney review the proposed changes.

Discussion about an updated agreement with different parameters that would need to be approved at another time.

Motion: Clifford Support: Marino

Motion to approve the Renewal of the Special Land Use Permit.

Roll Call Vote: Clifford- Aye, Marino- Aye, Turchi- Aye, Walker- Aye. Motion carried.

B. Fred Heiler-19-06-13-151-002, 64330 Gratiot Avenue, Site Plan Review Request

Bill Thompson, Lehner Associates, Inc., spoke on behalf of the project and answered questions.

Clifford, Marino, and Walker asked questions about sewer and water, lighting, walkways, unit size, cement pads under homes, and parking.

Cassin addressed these concerns, reporting that several other questions and concerns would need to be solved.

Turchi asked about hours of operation and lighting.

Fred Heiler stated that the models would be open Monday through Friday 9:00 AM until 6:00 PM and possibly Saturday 10:00 AM until 2:00 PM.

Motion: Clifford Support: Marino

Motion to approve the Site Plan Request from Fred Heiler as long as all of the concerns and conditions are

addressed with a limit of six (6) model units on the site.

Roll Call Vote: Clifford- Aye, Marino- Aye, Turchi- Nay, Walker- Aye. Motion carried.

C. Haly Matti, 19-06-36-400-018, 37887 26 Mile Road, Shell Convenience Store Addition

Matti is requesting Site Plan Approval to construct a 1,680 square foot addition to an existing gas station, as well as a 100 square foot non air-conditioned accessory building.

Herb Blackstock, Architect with Blackstock Alessandri, spoke on behalf of the addition to the property.

Marino inquired about the roof and parking requirements which were addressed by the Architect.

Turchi asked about adequate ability to turn trucks in the project.

Jeff White indicated that a review has been requested to address this concern.

Cassin addressed revisions to Site Plan that would need to be made

Motion: Clifford Support: Marino

Motion to approve the Site Plan Request from Haly Matti.

Roll Call Vote: Clifford- Aye, Marino- Aye, Walker- Aye, Turchi- Aye. Motion carried.

D. Section 329 - Zoning Ordinance 2-93 Proposed Ordinance Amendment

- 1) Open Public Hearing

Motion: Turchi Support: Walker

Motion to open the Public Hearing at 7:09 pm.

Roll Call Vote: Turchi- Aye, Walker- Aye, Clifford- Aye, Marino- Aye. Motion passes.

- 2) Case Summary

Changes to the Caregiver Ordinance for Medical Marijuana

- 3) Close the Public Hearing

Motion: Clifford Support: Marino

Motion to close the Public Hearing at 7:13 pm. All Ayes. Motion passes.

- 4) Planning Commission Discussion

Discussion between the Commission and Steve Cassin regarding patient versus caregiver rules for Medical Marijuana according to state and township laws and regulations. They also briefly discussed employees.

Cassin also confirmed that 72 plants may be grown per household, and that the homeowner would be responsible for any odor complaints. Ordinance Enforcement would be the appropriate course of action.

Cassin shared that there is proposed legislation to address the issue. There was also a discussion about square footage.

- 5) **Motion: Clifford Support: Marino**

Motion to approve the Zoning Ordinance Amendment with conditions.

Roll Call Vote: Clifford -Aye, Marino- Aye, Turchi- Aye, Walker- Aye. Motion passes.

E. CITIZENS COMMENTS

There were no Comments from the Public at this time.

F. COMMUNICATIONS PRESENTED

There were no communications to share at this meeting.

G. TOWNSHIP PLANNER

Steve Cassin spoke of a proposed training with adjoining counties for Township Officials and Committee Members planned to take place within the next few months.

10. ADJOURNMENT

Motion: Turchi Support: Walker

Motion to adjourn the Meeting at 7:30 pm. All Ayes. Motion passes.

Thomas Scott Clifford

Gina Walker

Planning Commission Secretary

Planning Commission Recording Secretary