

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

- 1. Call to order: 6:31 pm
- Members Present: Vennard, Marino, Turchi, Walker, Suddon, Muylaert,
- Members Absent: Clifford (with notice)
- Planner: Cassin
- Attorney: Addis
- Engineer: Saif

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PREVIOUS MINUTES – February 28, 2022

Motion: Turchi Support: Walker

Motion to approve the minutes of February 28, 2022, as written. All Ayes. Motion carried.

4. APPROVAL OF AGENDA

Motion: Turchi Support: Marino

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

5. UNFINISHED BUSINESS

There was no Unfinished Business to report at this meeting.

6. NEW BUSINESS

A. Pure Transportation, Dominic Mattina 19-06-23-100-014 Site Plan Review Request

Lenox Township Planner Steve Cassin explained that the petitioner is proposing an approximate 29,000 square foot building and office space to construct a long-haul trucking company. It would include parking for 240 trailer trucks and 134 parking spaces for employees and visitors.

Pete Snyder from Urban Land Consultants was present to represent the petitioner, Dominic Mattina. The company is looking to expand their business, as they have outgrown their current location in Troy, Michigan. They are a Long-Haul Company transporting to places such as Texas and North Carolina, and work for companies such as the big 3: Ford, General Motors, and Chrysler.

Marino asked about the location of building two regarding the retention pond on the site plan drawing.

Cassin assured the Commission that all ordinances would be adhered to during the entire process.

Walker inquired about refueling the vehicles.

Snyder responded that there would be no vehicle refueling that would occur onsite.

Marino asked about the truck wash and if they would have chemicals warehoused onsite.

Mr. Snyder indicated that everything including water would be recycled; the wash is used exclusively for the business and would not be open to the public

Turchi inquired about hours of operation and lighting of the site.

Snyder explained that due to the nature of long-haul trucking that there may be trucks at odd hours. Security lighting as well as motion detectors would be in place. The office would operate during regular business hours.

Mr. Cassin recommended approval of the Site Plan.

Motion: Marino Support: Walker

Motion to approve the Site Plan Review Request for Dominic Mattina and Pure Transportation.

Roll Call Vote: Marino-Aye. Walker-Aye, Vennard-Aye, Turchi-Aye, Muylaert-Aye, Suddon-Aye.

Motion carried.

B. CITIZENS COMMENTS

There were no Comments from the Public

C. COMMUNICATIONS PRESENTED

There were no communications to share at this meeting.

D. TOWNSHIP PLANNER

Steve Cassin reminded the Planning Commission Members about the Planning and Zoning Member training scheduled at 7:00 pm this evening.

10. ADJOURNMENT

Motion: Marino Support: Suddon

Motion to adjourn the Meeting at 6:40 pm. All Ayes. Motion passes.

Thomas Scott Clifford

Gina Walker

Planning Commission Secretary

Planning Commission Recording Secretary