

LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION
MONDAY MAY 24, 2021 6:30 PM

This meeting was held virtually.

1. Call to order: 6:31 pm
Members Present: Marino, Vennard, Turchi, Gennette, Clifford
Member Excused: None
Planner: Stephen Cassin
2. **PLEDGE OF ALLEGIANCE** – N/A
3. **APPROVAL OF PREVIOUS MINUTES** – APRIL 26, 2021
Motion: Marino Support: Turchi
Motion to approve the minutes of April 26, 2021 as written. All Ayes. Motion carried.

4. **APPROVAL OF AGENDA**
Motion: Turchi Support: Marino
Motion to approve the Agenda. All Ayes. Motion carried.

5. **UNFINISHED BUSINESS**

A. SPECIAL LAND USE REQUEST – 19-06-12-300-006, ANDY KARANA, 65295 GRATIOT AVENUE

Planner Cassin summarized that this item was tabled from the December meeting for several issues, many of which were resolved, except for two items. Those two items are the method of screening and that they are compliant with engineering and fire requirements. If approved at this meeting, it should be subject to their final approvals.

Engineer Saif stated that there are a few necessary changes, but it should not change the site plan itself. He stated that the dumpster needs to be 15 feet from the building recommending that it be relocated to the back. He said the applicant has sent updated water plans that extend the hydrant all the way to the back. It does not seem necessary, but they will work with the applicant during the engineering stage.

Ahmad Moubadder, representative for Andy Karana, 30095 Northwestern Hwy, replied that he will move the dumpster to the back.

Saif asked for confirmation that the site would still comply if they lost several parking spots.

Cassin answered that the Township tries to be flexible; that would be acceptable.

Marino wondered if everything was resolved on the radiuses.

Saif commented that it is tight, but the fire truck radius is acceptable with reservation.

Clifford joins the zoom meeting.

Vennard asked for clarification if this would still be subject to fire approval.

Sermed answered that it is subject to fire, engineering, building, water, and sewer.

Turchi questioned about screening.

Cassin acknowledged that there must be clarification on whether there will be rooftop HVAC equipment. If so, it must be screened.

Mr. Moubadder said he would provide details for the screening of the mechanical equipment.

Marino wondered if the Township is waiting for landscaping plans.

Cassin stated that landscaping plans have already been submitted.

Saif said that all other issues could be addressed at the engineering stage.

Motion: Marino Support: Turchi

Motion to approve the Special Land Use Request.

Roll Call: Marino – Aye; Turchi – Aye; Vennard – Aye; Clifford – Aye; Gennette – Aye. Motion passes.

6. NEW BUSINESS

A. SITE PLAN REVIEW REQUEST – 19-0-32-400-030, 031, 032, 033

ROBERT CLANCY CONTRACTING 29471 26 MILE ROAD

Planner Cassin summarized that he has worked with the developer and his attorney to have them work towards compliance with the Zoning Ordinance by submitting a site plan for approval. The site plan meets the Zoning Ordinance requirements, but he wants to point out that there is a driveway access to the property on 26 Mile Road that would need Macomb County Department of Roads approval. He suggests if the site plan is approved that it be subject to building, fire, and engineering requirements.

Saif reported there are a couple things the Commission must be aware of. The project has four parcels with three driveways in existence, and a fourth proposed. He stated that the Township needs confirmation if they are keeping all the driveways or just the one they are proposing. There is a common use between the properties specifically for access and drainage...either the applicant needs to combine these parcels or have a Cross-access Maintenance Agreement between all four. He understands this is a contractor's yard, but it is treated as commercial; the commercial pavement is concrete or asphalt. The Township may waive that requirement if the applicant requests, but they must follow proper procedure. There is no sidewalk proposed along the road frontage. If they want a future timeline for the sidewalk, they must go through a variance procedure. Anything else could be addressed at the engineering stage.

Mr. Gary Gendernalik, Mr. Clancy's Attorney, explained that the sidewalk goes from nowhere to nowhere, but he would create an agreement that when adjacent parcels put in a sidewalk this sidewalk will be put in, sending it to Steve and Sermed for review. He said his client does not want to combine his parcels. He would generate a Cross-access Agreement to those four parcels; the detention pond will serve all four properties. They will request a variance for the surface materials; the driveway in and the approach off of 26 Mile Road would be paved. There is no water, sewer, dumpster, utilities, or a building on the properties. He requested this to be tabled until the July meeting so the documents could be compiled together.

Saif questioned the multiple access drives, as well as a couple easements on the plans that do not make sense.

Gendernalik stated he would speak with his client and clarify.

Gennette suggested this be tabled until the July meeting at the applicant's request.

Turchi questioned if there is screening recommended around the outside of the yard.

Gendernalik answered there is landscaping on the front but no screening on the perimeters.

Marino asked about a chain link fence on the west portion and wondered if that is proposed or already there.

Gendernalik would clarify that with his client.

Motion: Marino Second: Vennard

Motion to table this issue until the July meeting.

Roll Call: Marino – Aye; Vennard – Aye; Turchi – Aye; Clifford – Aye; Gennette – Aye. Motion passes.

7. CITIZENS COMMENTS

Marino asked when regular meetings would resume.

Clifford explained that the Board would discuss that at the June Board of Trustees Meeting.

8. COMMUNICATIONS PRESENTED

None

9. TOWNSHIP PLANNER

N/A

10. ADJOURNMENT

Motion: Turchi Support: Vennard

Motion to adjourn the meeting at 6:55 PM. All Ayes. Motion passes.

Thomas Scott Clifford
Planning Commission Secretary

Karen Kaltz
Planning Commission Recording Secretary