

LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION

MONDAY JUNE 28, 2021 6:30 PM

1. Call to order: 6:30 pm
Members Present: Turchi, Marino, Gennette, Vennard
Member Excused: Clifford
Planner: Stephen Cassin
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF PREVIOUS MINUTES – MAY 24, 2021**
Motion: Marino Support: Turchi
Motion to approve the minutes of May 24, 2021, as written. All Ayes. Motion carried.
4. **APPROVAL OF AGENDA**
Planner Cassin adds 6.C. Manchik Building Revise Site Plan to the Agenda.
Motion: Turchi Support: Marino
Motion to approve the Agenda with the addition of 6.C. Manchik Site Plan. All Ayes. Motion carried.
5. **UNFINISHED BUSINESS**
N/A
6. **NEW BUSINESS**
 - A. **SITE PLAN REVIEW REQUEST – 19-06-12-300-037, GRACE COMMUNITY CHURCH FELLOWSHIP CENTER, 36175 30 Mile Road**

Planner Cassin summarized that Grace Community Church at 36175 30 Mile Road has submitted a site plan for a 9,222 square foot place of worship, a parking lot of 97 spaces, landscaping, and various other site improvements. Steve stated that he has reviewed the plans and determined they are compliant with the Ordinance and therefore he recommended approval of the Site Plan subject to final Engineering and Building Department approvals.

Joe Valeri, Partners in Architecture, introduced himself as the architect for the project.

Turchi wondered that if it were to exceed 300 persons, then should fire suppression be added. She asked if it should be done before-hand in case of expansion.

Valeri stated that it is designed not to exceed 300. The occupancy is at 229 and they are building in a two-hour fire wall separation so essentially there will be two separate buildings if an addition is ever added. He said they have the capacity for more parking, but it would typically be a non-simultaneous use of the parking lots because they would be church functions. He wondered, in regard to the extension of a gravel road on-site from the existing gravel parking lot, if this could be something that could be granted to them at this meeting.

Cassin answered that it is part of the Site Plan approval provided the Road Commission had no objections.

Valeri questioned the ordinance mandated sidewalk along the perimeter. He stated that a different church and a business in the Township did not have to have a sidewalk and asked if this could be waived.

Cassin explained he would need to submit a letter to the Township Board of Trustees.

Engineer Saif asked if he was referring to the on-site gravel or the public gravel.

Valeri answered the on-site gravel; they are not doing anything with the 30 Mile Road gravel.

Cassin thought he was talking about 30 Mile Road and stated that was where the Road Commission would come in.

Saif commented that they would have to submit another request to the Township for consideration because that deviates from the current standards.

Valeri asked if he stills needs to just submit a letter or would he need Zoning Board of Appeals (ZBA) approval.

Cassin answered that he would work with him on that.

Motion: Marino Support: Vennard
Motion to approve the Site Plan as submitted pending the Township Engineers’ recommendations as well as the Fire Marshals’ recommendations are followed.

Roll Call: Marino- Aye, Vennard- Aye, Turchi- Aye, Gennette- Aye. Motion passes.

B. LAND DIVISION REQUEST – 19-06-07-400-003, 4 GRAND FARMS, LLC., VACANT 30 MILE ROAD

Robert Grucz, 4 Grand Farms, introduced himself, and said he requested the splits on 30 Mile Road.

Planner Cassin summarized that even though the lot splits and land divisions meet the Ordinance, anything more than four parcels needs to come to the Planning Commission for verification. Cassin assured the Commission that it does meet the Ordinance and that he recommends approval.

Turchi asked what the ideas are for the remainder of the property.

Grucz answered that it will be farmed.

Motion: Vennard Support: Marino

Motion to approve the Land Division Request or Grand Farms, LLC for six new parcels.

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

C. DAN MANCHIK – RICHMOND TRANSPORT SITE PLAN

Dan Manchik, owner of Richmond Transport, was present to give clarification on some outstanding items.

Planner Cassin summarized that:

(1) moving of the dumpster to the east side makes sense

(2) elimination of the dumpster enclosure is a Zoning Ordinance requirement and would require a Variance from the Zoning Board of Appeals (ZBA)

(3) he has no objection to eliminating the 30’x50’ pavement area

(4) he also has no objection to eliminate the screening fence.

He stated that he did find one issue on the Site Plan: the original site plan did not show two storage containers on the property which are there now. For those to remain, they would need a variance from the Zoning Board of Appeals.

Gennette asked if it is only items one and three which they could approve tonight.

Cassin answered one, three, and four. The storage containers and dumpster enclosure removal would need to go to the ZBA.

Marino asked what the east property line is Zoned.

Cassin stated Agricultural.

Manchik interjected that he owns that property.

Turchi wanted to make sure there would be no issues with neighbors if there was no screening.

Manchik answered that the house next to those five acres and all the houses on the perimeter are owned by the land fill.

He explained that the steel box was a thought on how they could store tires away from anything flammable. Having driven around the Township he said he noticed lots of people with them and did not know that there was any issue with having them.

He stated that his match the building and that they created a privacy fence so you cannot see anything from the road.

Cassin has no objection and did say they were nice but that the Planning Commission cannot approve it; it must go to the ZBA.

Motion: Marino Support: Vennard

Motion to approve, pending any Engineer recommendation and any Fire Marshal recommendations. We are approving the moving of the dumpster, approving the elimination of 30x50 parking, and approving the elimination of the screening fence along the east property line. All else will have to be taken care of by the ZBA.

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

Manchik asked what the procedure is for getting on the ZBA.

Cassin responds that he would need to contact the clerk’s office for an application.

7. CITIZENS COMMENTS

N/A

8. COMMUNICATIONS PRESENTED

N/A

9. TOWNSHIP PLANNER

Cassin reminded the Commission that next month they will have a Rezoning off Gratiot where they want to put the marijuana place.

10. ADJOURNMENT

Motion: Vennard Support: Marino

Motion to adjourn the Meeting at 6:48 PM. All Ayes. Motion passes.