

LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION
MONDAY JULY 26, 2021 6:30 PM

1. Call to order: 6:30 pm
Members Present: Turchi, Marino, Gennette, Vennard, Clifford
Planner: Stephen Cassin

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF PREVIOUS MINUTES – JUNE 28, 2021**

Motion: Turchi Support: Clifford

Motion to approve the minutes of June 28, 2021, as written. All Ayes. Motion carried.

4. **APPROVAL OF AGENDA**

Motion: Clifford Support: Marino

Motion to approve the Agenda with the addition of:

6.A. Land Division Request – Iver and Nancy Hansen

6.B. Land Division Request – Giuseppe and Mary Martorana

All Ayes. Motion carried.

5. **UNFINISHED BUSINESS**

a. **REZONING REQUEST – 19-06-27-401-013, 014, AND 021, KHALID ZAITOUMA**

Planner Steve Cassin reported at the last meeting there was concern that this site was proposed for marijuana, that it would not meet the minimum conditions for a marijuana facility, as the required distance between single family areas. Legal opinion was sought, and the Township Attorney advised that the Planning Commission is dealing tonight only with a Zoning Issue and not with a marijuana facility. The request is to rezone the property from Commercial General (which would allow the building of stores, used car lots, fast food restaurants, etc.) to Industrial Restricted. The Township has issued a number of Industrial zonings for various types of uses up and down the corridor. This request is consistent with that. He recommends approval of the rezoning as requested but wanted to make a statement that approval of the rezoning does not grant approval to any specific use of the property. If development is to occur, a Special Land Use approval and Site Plan approval would be necessary. The public would be notified to a Public Hearing for a specific use. All applicable Ordinances would have to be met.

Motion: Marino Support: Clifford

Motion to recommend to the Township Board to approve the rezoning.

Roll Call: Marino-Aye; Clifford-Aye; Turchi-Aye; Vennard-Aye; Gennette-Aye. All Ayes. Motion carried.

Attorney Shaun Mansour, representing Mr. Zaitouma, wanted to confirm that there is a 500' buffer restriction for homes. He stated that this was the first time hearing of this and wondered if Cassin had any ideas how far the residences are from the proposed lot.

Planner Cassin reported that 500' is the accurate restriction. He does not know how far residences are from the property line but could have the Assessing Department measure for him.

6. **NEW BUSINESS**

A. **LAND DIVISION REQUEST – IVER AND NANCY HANSEN 19-06-25-200-033**

Cassin detailed that when a Land Division request is submitted to the Assessing Department, staff has 45 days to make a determination to approve or deny. This item is in before the Planning Commission because it exceeds the 4 to 1 depth to width ratio by about 65 feet. The lots are still nice buildable lots, and he recommends approval.

Motion: Clifford Support: Vennard

Turchi inquired if this is allowed in the Township.
Cassin answered yes.

Motion to approve the Land Division Request for Iver and Nancy Hansen, parcel 19-06-25-200-033.

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

B. LAND DIVISION REQUEST – GIUSEPPE AND MARY MARTORANA 19-06-12-300-026

Planner Cassin remarked that this is a similar request. It is to take a 4.5-acre parcel and split it into two. The 4 to 1 depth to width ratio is not met exactly, approximately 60 feet off. Both lots would be over 2.75 acres and he is recommending approval.

Motion: Clifford Support: Vennard

Motion to approve the Land Division Request for Guiseppe and Mary Martorana, parcel 19-06-12-300-026.

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

7. CITIZENS COMMENTS

Merlene Thompson commented she is in attendance on behalf of her son who lives at the north end of the Mobile Home Park. She stated that Lenox Township Ordinance and State of Michigan rules that anything built there has to be within 500’ of a residential home, school, or church. She wondered if the Board did not look into this. She stated that this is not compliant with Lenox Township rules. She understands that this will be a marijuana facility. She has checked with an engineering company and was told that there are 90 mobile homes that are within 500’ of the building in question. She is upset that rules are not being followed.

Gennette stated that this approval only granted changing the Zoning from Commercial General to Industrial Restricted, the petitioner has not been given approval to build anything. If the petitioner were to submit plans, there would be additional meetings as well as a Public Hearing.

Marino added that if a petition for a Special Land Use was brought in, all people within 300’ of such a building would be notified.

8. COMMUNICATIONS PRESENTED

N/A

9. TOWNSHIP PLANNER

N/A

10. ADJOURNMENT

Motion: Marino Support: Vennard

Motion to adjourn the Meeting at 6:42 PM. All Ayes. Motion passes.

Thomas Scott Clifford
Planning Commission Secretary

Karen Kaltz
Planning Commission Recording Secretary