

**LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION
MONDAY AUGUST 23, 2021 6:30 PM**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF PREVIOUS MINUTES – JULY 26, 2021

Motion: Clifford Support: Vennard

Motion to approve the minutes of July 26, 2021, as written. All Ayes. Motion carried.

4. APPROVAL OF AGENDA

Motion: Marino Support: Clifford

Motion to approve the Agenda for August 23, 2021, as written. All Ayes. Motion carried.

5. UNFINISHED BUSINESS

There was no Unfinished Business to complete at this meeting.

6. NEW BUSINESS

A. REZONING REQUEST – 19-06-13-151-002, FRED HEILER

6.1. Open Public Hearing

Motion: Clifford Support: Marino

Motion to open the Public Hearing for 19-06-13-151-002, Fred Heiler, at 6:44 PM. All Ayes. Motion carried.

6.2. Case Summary

Planner Steve Cassin explained that the applicant is requesting the Rezoning of a 3.495 Acre vacant parcel located on the east side of Gratiot Avenue, between 29 Mile Road and 30 Mile Road from Agricultural to Commercial General, for the purpose of developing a Manufactured Home Display Lot. Over the past few years, the Township has granted several rezonings along the Gratiot Corridor from Agricultural Zoning to Commercial and/or Industrial Zoning. This request is consistent with the goals of the Lenox Township Master Plan, and he recommends the Planning Commission approve this rezoning, sending it to the Board of Trustees for their consideration.

Secretary Scott Clifford read the Public Hearing Notice aloud.

6.3. Public Comment

J. Clauw, 64480 Gratiot Avenue, read a statement expressing her strong opposition to the Rezoning Proposal, reasoning the increase of noise, litter, and traffic, as well as the probability of decreased property values.

6.4. Close Public Hearing

Motion: Turchi Support: Vennard

Motion to close the Public Hearing.

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

6.5. Planning Commission Discussion

Marino asked for confirmation that there would only be models stored at the site.

Fred Heiler, property owner, stated that there would be six models, with one model utilized as an office. There are plans for one bathroom in that office model, and just two employees.

Turchi voiced concern that if this were approved, anything that is allowed in Commercial General Zoning District, would have to be accepted. She believes this constitutes Spot Zoning.

6.6. Motion

Motion: Marino Support: Vennard

Motion to approve the Rezoning Request from Fred Heiler and recommend sending this to the Board of Trustees.

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

7. CITIZENS COMMENTS

A. Haycock, 64480 Gratiot Avenue, remarked that the property line is very close to his garage, models could be placed right up against his house. He voiced concern of traffic, lighting, safety, and decreasing property values.

8. COMMUNICATIONS PRESENTED

There were no communications presented at this time.

9. TOWNSHIP PLANNER

The Planner had nothing new to discuss at this time.

10. ADJOURNMENT

Motion: Marino Support: Vennard

Motion to adjourn the Meeting at 6:56 PM. All Ayes. Motion passes.

Thomas Scott Clifford
Planning Commission Secretary

Carol A. Swantek
Planning Commission Recording Secretary