

LENOX TOWNSHIP
REGULAR MEETING PLANNING COMMISSION
MONDAY APRIL 24, 2023

1. Call to order: 6:31 PM

Members Present: Suddon, Turchi, Clifford, Rosseel, Pannell

Members Excused: Walker, Muylaert

Planner: Cassin

Engineer: Saif

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

Motion: Turchi Support: Pannell

Motion to approve the agenda removing B. from New Business, Site Plan Approval Request, Clean View Properties 9, LLC. All Ayes. Motion passes.

4. APPROVAL OF MINUTES

Motion: Clifford Support: Pannell

Motion to approve the minutes of February 27, 2023. All Ayes. Motion passes.

Motion: Clifford Support: Pannell

Motion to rescind the approval of the February 27, 2023 minutes, tabling it until the next meeting. All Ayes. Motion passes.

5. UNFINISHED BUSINESS

There was no Unfinished Business to complete at this meeting.

6. NEW BUSINESS

- A. SITE PLAN APPROVAL REQUEST, GREAT LAKES OF LENOX, ANDY KARANA
19-06-12-300-006, 65295 GRATIOT AVENUE

Township Planner Steve Cassin explained that the applicant received Site Plan Approval from the Planning Commission as well as the Board of Trustees in May 2021 for a Medical Marijuana Development, which included a 5,750 square foot Provisioning Center and a 9,900 square foot Grow/Processing Center. The Site Plan has been revised and they are seeking approval for one 5057 square foot building that would house all three facets of the business, grow, processing, and dispensary. The Site Plan is in compliance with the Zoning Ordinance; he had no objection to this revision. He recommended removing a concrete curb to allow vehicles to be able to leave the drive-in lane in case of an emergency.

Andy Karana stated that he would comply with the suggestions of the Planner, the Engineer, and the Public Safety Director.

Township Engineer Sermed Saif added that he recommended approval, as normal conditions would be taken care of during the Engineering stage.

L. Rosseel inquired about the proposed drive-thru, the loading area, as well as the number of parking spaces.

R. Pannell questioned the drive-thru service procedure.

Public Safety Director Jeff White added that his concern regarding the drive-thru radius size would be decided together with the Planner and the Engineer.

Motion: Turchi Support: Clifford

Motion to approve the site plan for Great Lakes of Lenox and Andy Karana, as long as they follow all the Building Department requirements, Planner's requirements, Engineer's requirements, and Public Safety requirements.

Cassin reported that the size proposed meets the Township Ordinance. He cautioned the Commission that a decision should be made on the revised Site Plan only, not to determine whether they should have a marijuana facility at the site- that request has already been approved.

Roll Call Vote: Turchi-Aye, Clifford-Aye, Pannell- Nay, Suddon-Aye, Rosseel-Nay. Motion passes.

B. SITE PLAN APPROVAL REQUEST, AYAD KAJI

19-06-12-300-035, 65600 GRATIOT AVENUE

Planner Steve Cassin provided a summary of the request for an indoor storage facility and recommended approval.

Saif reported that the existing septic field must be abandoned; tapping into the sewer and water is mandatory. A fire hydrant was added, it is unsure at this time if the placement is satisfactory. A stimulation drawing was provided; however, a longer truck was used, just not the right firetruck- but he thinks it may work. The width of the driveway was revised, but it must be aligned to the parking lot. Ten feet of the last building would be removed to comply with the setback requirements. He concluded that the changes would not dramatically alter the site plan.

Rosseel inquired about a sidewalk as well as a loading unloading zone.

Saif reported that a sidewalk has been added to the plan.

Cassin remarked that a specific loading unloading zone is not required; the whole area is a loading unloading area.

The applicant stated that he agreed to draw the plans for him as a friend. Time is of the essence as the parcel was purchased in November 2022 under the impression that he could start operating; it turned out that the seller did not disclose everything- he cannot lease the buildings and cannot operate the business yet.

Turchi inquired whether the Planner, the Engineer, and the Public Safety Director would be comfortable with the Planning Commission approving the site plan prior to having these things corrected and resubmitted.

Cassin replied that from a Planning perspective, he has no objection to recommending approval at this time, the changes are minor.

White reported that the truck used for the simulation drawing was longer than what Lenox Fire would be using. The fire hydrant placement is less important at this point than the agreement to include a hydrant. The applicants understand that there would be no approvals if the Public Safety Department requirements were not met.

Saif stated that the changes could be administratively approved by the Planner; the tweaks that need to be done would not alter the site plan. Changes would be submitted to the Planner to review administratively, and he would report that the proper changes were made.

R. Pannell asked for clarification about outdoor storage onsite, barbed wire fencing and lighting.

The applicant reported there would be no outdoor storage at this site. There would be no barbed wire on the fence and the lighting would be on the buildings.

Motion: Turchi Support: Clifford

Motion to approve the site plan for Ayad Kaji, provided they follow all Building, Planner, Engineer, and Public Safety requirements and submit the final drawings to be approved administratively.

Roll Call Vote: Pannell- Nay, Turchi- Aye, Suddon- Aye, Rosseel- Nay, Clifford- Aye, Motion passes.

C. SOLAR ARRAY APPROVAL REQUEST, TADEUSZ KALINOWSKI

19-06-06-400-024, 27325 31 MILE ROAD

Planner Cassin stated that this is the first time a request such as this would be before the Planning Commission. The Building Department received an application for a solar array in the front yard of a new home. In reviewing the Zoning Ordinance, it was discovered that they would have to get Planning Commission approval before receiving the Building Department Permit.

The applicant explained that there is a high tree line around the house and if there are shadows from the trees, there would be no production from the solar panels, making the panels underutilized. Emerald greens would be planted fifty feet across the frontage to stop any glare.

~~Planner Cassin remarked that the Ordinance does not specify whether it must be in the front yard or the back yard, the applicants are simply seeking permission to have it anywhere on their property.~~

Motion: Clifford Support: Turchi

Motion to approve the solar array for 27325 31 Mille Road.

Roll Call Vote: Clifford- Aye, Turchi- Aye, Pannell- Aye, Suddon- Aye, Rosseel- Aye. Motion passes.

7. CITIZENS COMMENTS

There were no Citizen Comments at this time.

8. ADJOURNMENT

Motion: Clifford Support: Turchi

Motion to adjourn the Meeting at 7:34 pm. All Ayes. Motion passes.

Thomas Scott Clifford

Carol A. Swantek

Planning Commission Secretary

Acting Recording Secretary