

Lenox Township
Planning Commission Meeting
Tuesday, September 3, 2019

1. **Call to Order:** 7:30 PM
Members present: Gennette - Chairperson, Vennard - Co-Chair, Clifford - Secretary, Ickes and Marino
Planner: Stephen Cassin

2. **Pledge of Allegiance**

3. **Approval of Previous Minutes - May 20, 2019**

Motion: Clifford Support: Vennard

Motion to approve the minutes from the Planning Commission Meeting on May 20, 2019 as written. All Ayes. Motion carried.

4. **Approval of Agenda**

Motion: Vennard Support: Marino

Motion to approve the agenda as written. All Ayes. Motion carries.

5. **Unfinished Business**

6. **New Business**

a. **Jiffy Lube International, Inc., 19-06-36-300-019, 36865 - 26 Mile Road, Site Plan Review**

Matthew Pisko representing Jiffy Lube International gave a brief explanation of their site plan located in the Bay River Marketplace. Jiffy Lube International is a wholly owned subsidiary of Shell Oil Company. 20 years ago, Shell pulled out of the Midwest market. This is their first venture back into the Midwest and Lenox is their very first community. They are partnering with Meijer on this vacant out parcel just south of the Meijer store along 26 Mile Rd. This will promote convenience in the shopping experience. He submitted a site plan and a rendering of what the structure will look like. Soft retail environment; hours of operation will be from 7 am to 7 pm, 20 to 40 cars a day, which averages to 2 to 4 cars per hour. Parking is adjacent to the front door, no curb or raised sidewalks so it's easy for patrons to get in. Two bays for oil changes and two bays for car care.

Cassin added that this site plan is governed under the agreement of the original Planned Unit Development Agreement (PUD) for Bay River Development and the Township's Zoning Ordinance. Upon review, this meets both the Agreement and Ordinances. The two driveways are existing and are part of the Meijer and Bay River Marketplace Development.

Two reviews were submitted, one from the Fire Department and one from the Township Engineer.

Clifford gave a brief explanation of two submittals; both approved the site plan as submitted.

Motion: Marino Support: Ickes

Motion to approve Jiffy Lube International, Inc 19-06-36-300-019, 36865 26 Mile Road, Site Plan as presented, subject to compliance from Engineering, Fire Department and Building Department regulations.

Roll Call Vote: Ayes: Marino, Ickes, Clifford, Vennard and Gennette. Nays: none. Motion carried.

7. **Citizens Comments**

Robert Ehresman, Lenox resident, commented on the rumble strips on New Haven Road. He's not sure what department has installed these rumble strips. This is a residential area. He stated that these strips are very noisy. He lives on New Haven Road by Bates and was not sure who to complain to. The speed limit needs to be lowered.

Clifford suggested that maybe he should call the Macomb County Road Commission, as the Township has no jurisdiction over the roads.

8. Township Planner

Cassin informed the commission of the online Park & Recreation Plan Survey. We're asking for everyone to complete this survey. Our count of completed surveys are very low right now. The two things as of right now that people are asking for are restrooms and a splash pad.

9. Adjournment

Motion: Clifford Support: Vennard
Motion to adjourn at 7:45 pm. All Ayes. Motion carried.

Respectfully submitted,

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Scott Clifford
Secretary