

**Lenox Township
Planning Commission Meeting
Monday, September 30, 2019**

1. **Call to Order:** 7:00 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 – September 3, 2019**

Motion: Vennard Support: Marino

Motion to approve the minutes for the Planning Commission Meeting on September 3, 2019 as written. All Ayes. Motion carried.

4. **Approval of Agenda**

Motion: Marino Support: Vennard

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

5. **Unfinished Business**

There was no Unfinished Business at this meeting.

6. **New Business**

a. **Site Plan Review Request: Joseph Rosseel - Rosseel's Farm and Garden Supply, Inc., on a portion of 19-06-27-200-001.
Recommendation for Site Plan Review Request.**

Attorney Gary Gendernalik representing the property owners, stated the Rosseel's intent is to relocate their business from Chesterfield Township to Lenox Township on the west side of Gratiot at 28 Mile Road. The site plan complies with Township Ordinances. The water line will bore under Gratiot to supply water to Building A; Building B in the back is for storage. At the rear of the parcel, there is a storm water detention basin.

Clifford inquired about park lighting in the back.

Gendernalik pointed out on the site plan that there is lighting.

Clifford questioned if the two-sided reflected address sign will be lit.

Gendernalik stated that the sign permit will come later.

Gennette inquired about the Gratiot frontage being shortened.

Gendernalik commented that parcel E was split and would not be developed as it sits now.

Township Engineer Sermed Saif stated that he issued a recommendation letter that included the extension of the water main, the parcel split and the frontage now being 200' (two hundred feet) instead of 700 or 800 feet.

Ickes asked for clarification on the back portion of the gravel, it looks like an 8" surface and a 10" surface.

Saif answered that they are requesting two different sections so there will be two levels. They have to engage in a geotechnical engineering to design the pavement. They may have to go before the Zoning Board of Appeals for a surface other than concrete pavement.

Cassin added that the site plan meets the ordinance as revised.

Marino questioned if the fuel operations is on concrete.

Gendernalik answered that is correct.

Motion: Clifford Support: Marino

Motion to approve the Site Plan for Rosseel Farms, LLC, based on the recommendation of the Township Planner and meeting all Ordinances, and recommends approval upon compliance with all Township Engineering, Building, Fire Department, MDOT; compliance with all County Department of Roads and Drain Commission regulations; compliance with the assurances from the petitioner that no business operations will take place on the adjacent property that was split off; and subject to the variance of the paving being obtained.

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

7. Citizens Comments

There were no citizen comments at this meeting.

8. Communications Presented

There were no communications to present at this meeting.

9. Township Planner

Cassin stated that the Township in the process of updating the Parks & Recreation Master Plan. One component is to have public input, the Township has posted a Parks & Recreation Survey on the Township Website to better understand the needs of the residents and businesses. This has been on-line for approximately two months. Cassin distributed copies of the survey responses for their review.

10. Adjournment

Motion: Vennard Support: Marino

Motion to adjourn at 7:17 pm. All Ayes. Motion carried.

Respectfully submitted,

Jeanette M. Ventimiglia
Recording Secretary

Respectfully submitted,

Scott Clifford
Secretary