

**LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051**

**PLANNING COMMISSION MEETING MINUTES
July 11, 2018**

CALL TO ORDER-

The meeting was called to order by Pete VanVranken at 6:00pm

ROLL CALL-

Members present: Pete VanVranken, Mike VanHouten, Phil Qualls and Travis Arbogast.

Members excused: Jon Bolton

Others present: Leroy Township Supervisor Laveta Hardish, Zoning Consultant Rob Behnke, Wendy Dolezel and George Smith.

It was announced that Planning Commission members Carol Biggs and Mike Chisholm had resigned their positions on the Planning Commission due to the fact that they were both moving from the State of Michigan.

APPROVAL OF MEETING MINUTES-

A motion was made by Travis Arbogast to approve the March 7, 2018 meeting minutes, supported by Phil Qualls. Motion carried with unanimous approval.

PUBLIC COMMENTS-

There were no public comments.

DISCUSSION ITEMS-

Agri-tainment: The board members decided that they wanted to refer to this as “Agri-tourism” instead of “Agri-tainment”. This type of business would be permitted only in areas zoned Agricultural (AA) and would require a Conditional Use Permit.

Bed & Breakfast Inns: The board members decided to include these provisions in areas zoned Rural Residential (RR) and as well as Agricultural (AA). A Conditional Use Permit would be required for both districts.

Urban Livestock: The board members decided to include Urban Livestock in areas zoned Agricultural (AA), Rural Residential (RR), Low Density (LDR) and Medium Density Residential (MDR) as a Permitted Use under certain rules and restrictions- similar to the City of Battle Creek Urban Livestock Ordinance.

Large Solar Energy Farms: The board members decided that Large Solar Energy Farms would be limited to areas zoned Agricultural (AA) with a minimum of 10 acres and would require a Conditional Use Permit. Language would be similar to the language used in the Sheridan Township, Calhoun County, zoning ordinance.

NEW BUSINESS-

A motion was made by Travis Arbogast requesting that the Township Attorney prepare the necessary zoning amendments for the following items: **Agri-tourism, Bed & Breakfast Inn, Urban Livestock and Large Solar Energy Farms** for review by the Planning Commission, supported by Mike Van Houten. Motion carried with unanimous approval.

TOWNSHIP UPDATES-

Township Supervisor Laveta Hardish updated the board members on the status of the proposed millage request for local road repairs.

Travis Arbogast indicated that the Zoning Board of Appeals had not met again since their September 27, 2017 meeting. There are no pending variance requests at this time.

Township Zoning & Blight Consultant Rob Behnke mentioned that it has been a busy summer with blight ordinance complaints. A number of blight ordinance citations have been issued. He also mentioned the desire of the Township Board to move forward on developing a 5 Year Parks & Recreation Plan for Leroy Township.

BOARD MEMBER COMMENTS-

Travis Arbogast asked about our zoning ordinance and race tracks. Race tracks are not permitted in Leroy Township. If you use your property to ride dirt bikes and/or 4 wheelers it's OK but you cannot open it up to the public.

ANNOUNCEMENTS BY THE CHAIR-

No announcements.

ADJOURNMENT-

A motion was made by Mike VanHouten to adjourn the meeting at 7:15pm, supported by Phil Qualls. Motion carried with unanimous support. Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Zoning Consultant
Acting Secretary