

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

**PLANNING COMMISSION MEETING MINUTES**  
**November 7, 2018**

**CALL TO ORDER-**

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

**ROLL CALL-**

Members present: Pete VanVranken, Mike VanHouten, Phil Qualls, Jon Bolton, Holly Green and Travis Arbogast.

Members Absent: none

Others present: Zoning Consultant Rob Behnke, Branden Hunt, Lisa Hunt, Kevin Hunt, Leroy Township Trustee Doug Chapman and Leroy Township Supervisor Laveta Hardish.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Jon Bolton to approve the September 5, 2018 meeting minutes, supported by Travis Arbogast. Motion carried with unanimous approval.

**PUBLIC COMMENTS-**

There were no public comments.

**CALL TO ORDER OF PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS-**

The Public hearing was called to order by Chairperson Pete VanVranken at 6:03pm.

There were no public comments on the proposed **Agri-Tourism** facilities zoning amendment.

There were no public comments on the proposed **Bed & Breakfast** establishments zoning amendment.

Leroy Township Trustee asked about definitions and regulations associated with the proposed **Urban Livestock** zoning amendment. Those questions were addressed through a reading of the proposed zoning amendment.

Travis Agbogast asked about the setbacks associated with Large Solar Energy Farms. The proposed **Large Solar Energy Farms** zoning amendment includes a residential structure setback of 75 feet and a setback distance of 100 feet from exterior property lines. There was discussion on whether or not these setbacks were too restrictive. It was mentioned that the party making application could first request relief from the setback distances through a variance request with the Zoning Board of Appeals.

A question was raised about the required Escrow Account of \$15,000.00. It was agreed upon that the required \$15,000.00 associated with a required escrow account would stand.

**CLOSURE OF PUBLIC HEARING-**

The public hearing was closed by Chairperson Pete VanVranken at 6:11pm.

**BOARD MEMBER COMMENTS ON THE PROPOSED ZONING AMENDMENTS-**

There were no further board member comments.

**NEW BUSINESS-**

A motion was made by Jon Bolton to recommend to the Leroy Township Board the adoption of the proposed zoning ordinance amendments: **Agri-Tourism, Bed & Breakfast, Urban Livestock and Large Solar Energy Farms** as presented, supported by Phil Qualls. **Motion carried with unanimous approval.**

A motion was made by Mike VanHouten that the following dates in 2019 be established as scheduled meeting dates of the Leroy Township Planning Commission: **January 2<sup>nd</sup>, March 6<sup>th</sup>, May 1<sup>st</sup>, July 10<sup>th</sup>, September 4<sup>th</sup> and November 6<sup>th</sup>. Meetings to begin at 6:00pm at the Leroy Township Community Building unless otherwise posted**, supported by Jon Bolton. **Motion carried with unanimous approval.**

**DISCUSSION ON PROPOSED PARKS & RECREATION PLAN-**

The Leroy Township Board approved the hiring a planning consultant to work with the Leroy Township Planning Commission in developing a 5 Year Parks & Recreation Plan that will meet the approval of the Michigan Department of Natural Resources for grant funding.

**BOARD MEMBER COMMENTS-**

There were no board member comments.

**ANNOUNCEMENTS BY THE CHAIR-**

There were no announcements by the Chair.

**ADJOURNMENT-**

A motion was made by Jon Bolton to adjourn the meeting at 6:20pm, supported by Mike VanHouten. **Motion carried with unanimous support.** Meeting adjourned.

**The next scheduled meeting of the Leroy Township Planning Commission is Wednesday, January 2, 2019.**

Respectfully submitted,

ROB BEHNKE  
Zoning Consultant  
Acting Secretary