

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

**PLANNING COMMISSION MEETING MINUTES
December 4, 2019**

CALL TO ORDER-

The meeting was called to order by Chairperson Pete VanVranken at 6:07pm

ROLL CALL-

Members present: Pete VanVranken, Doug Chapman, Phil Qualls, Travis Arbogast and Kevin Smith.

Members Excused: Holly Green and Jon Bolton

Others present: Township Supervisor Laveta Hardish, Zoning Administrator Rob Behnke, Township ZBA Member Randy Lang and Rick Grosteffon.

APPROVAL OF MEETING MINUTES-

A motion was made Phil Qualls to approve the October 9, 2019 meeting minutes as presented, supported by Kevin Smith. **Motion carried with unanimous approval.**

GROSTEFFON RE-ZONING REQUEST/PUBLIC HEARING-

Chairperson VanVranken called the Public Hearing to Order at 6:09pm.

Township Zoning Administrator Rob Behnke indicated that Rick and Deb Grosteffon were seeking a re-zoning on property they own along Capital Avenue, SW (Property No. 13-14-011-006-01/vacant parcel/8.16 acres). The property in question is currently zoned Medium Density Residential (MDR). The Grosteffon's are requesting a change to Neighborhood Commercial (NC).

Mr. Grosteffon indicated that they would like to build an accessory building on the property that would allow him to store equipment associated with his business, Evergreen Landscaping Services. Right now he is storing his equipment outside at his home on 4 Mile Road which is a violation of the Leroy Township Zoning Ordinance.

A review of the Leroy Township Master Plan Future Land Use Map shows the property in question being zoned Neighborhood Commercial (NC).

BOARD MEMBER QUESTIONS/COMMENTS-

Doug Chapman asked about the drain assessment on the property. Mr. Grosteffon indicated that it was paid when he purchased the property.

Kevin Smith asked about an existing building on the property. Mr. Grosteffon indicated that the building was used by the previous owner as a horse barn and that half of the barn is in poor condition. He is hoping to salvage half of it for his use.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CLOSURE OF PUBLIC HEARING-

Chairperson VanVranken closed the Public Hearing at 6:13pm.

NEW BUSINESS:

A motion was made by Doug Chapman to approve the re-zoning change as requested by Rick and Deb Grosteffon for parcel no. 13-14-011-006-01 from Medium Density Residential (MDR) to Neighborhood Commercial (NC), supported by Kevin Smith.

ROLL CALL VOTE:

Chairperson VanVranken-	YES
Travis Arbogast-	YES
Doug Chapman-	YES
Kevin Smith-	YES
Phil Qualls-	YES

Motion carried.

GROSTEFFON CONDITIONAL USE PERMIT REQUEST/PUBLIC HEARING-

Chairperson VanVranken called the public Hearing to Order at 6:17pm.

Township Zoning Administrator Rob Behnke indicated that Rick and Deb Grosteffon are seeking a Conditional Use Permit as required under the Leroy Township Zoning Ordinance for the operation of a *Contractor Establishment* on property no. 13-14-011-006-01.

Mr. Grosteffon explained that he was seeking a Conditional Use Permit for the storage of his commercial equipment associated with his landscaping business. He further stated that the proposed accessory building would NOT be open to public but would contain a bathroom and a small office area.

BOARD MEMBER QUESTIONS/COMMENTS-

There were no Board Member comments or questions.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CLOSURE OF PUBLIC HEARING-

Chairperson VanVranken closed the Public Hearing at 6:20pm.

NEW BUSINESS-

A motion was made by Travis Arbogast to approve the Conditional Use Permit as requested by Rick and Deb Grosteffon for property no. 13-14-011-006-01, for the operation of a *Contractor Establishment*, and conditioned on the approval of their re-zoning by the Leroy Township Board, supported by Doug Chapman.

ROLL CALL VOTE:

Chairperson VanVranken-	YES
Travis Arbogast-	YES
Doug Chapman-	YES
Kevin Smith-	YES
Phil Qualls-	YES

Motion carried.

SITE PLAN REVIEW OF GROSTEFFON PROPOSED COMMERCIAL ACCESSORY BUILDING-

Township Zoning Administrator Rob Behnke indicated that the submitted information by Rick and Deb Grosteffon for a site plan review of their proposed commercial accessory building met the requirements outlined in the Leroy Township Zoning Ordinance. Mr. Grosteffon indicated that the proposed commercial accessory building would be 40' x 104' (4,160 square feet in area). There would be two sections- one section heated and the other section non-heated and that the building would have a bathroom. Mr. Grosteffon also discussed the site of their proposed well and septic system (he has already received approval from the Calhoun County Health Department) and that he will be using the existing driveway on the property. The building will not be open to the public as it will be used for storage of his equipment. He will also be using the building for work on his equipment.

BOARD MEMBER QUESTIONS/COMMENTS-

Doug Chapman asked if there would be any signage on the property. Mr. Grosteffon stated that there would be no signage on the property because it will not be open to the public.

Travis Arbogast asked if the proposed building would meet all of the required setbacks requirements as outlined in the Leroy Township Ordinance. Township Zoning Administrator Rob Behnke stated that it does.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

NEW BUSINESS-

A motion was made by Phil Qualls to approve the Site Plan, as submitted by Rick and Deb Grosteffon, for a proposed commercial accessory building (40 feet by 104 feet) on property no. 13-14-011-006-01, and conditioned on the approval of their re-zoning by the Leroy Township Board, supported by Kevin Smith.

Motion carried with unanimous approval.

A motion was made by Phil Qualls to appoint Travis Arbogast as Vice Chair of the Leroy Township Planning Commission, supported by Doug Chapman. **Motion carried with unanimous approval.**

A motion was made by Phil Qualls to select the following dates in 2020 for scheduled Planning Commission Meetings beginning at 6:00pm at the Leroy Township Community Building:

January 8, 2020, March 4, 2020, May 6, 2020, July 8, 2020, September 8, 2020 & November 4, 2020

supported by Travis Arbogast. **Motion carried with unanimous approval.**

DISCUSSION OF GOALS FOR 2020-

It was agreed upon that the Planning Commission would set the following goals for 2020:

- 1) Update the 2014 Leroy Township Master Plan**
- 2) Create a 5 Year Parks & Recreation Plan**
- 3) Review the current zoning ordinance for possible amendments (changes, deletions and/or additions)**

ADJOURNMENT-

A motion was made by Travis Arbogast to adjourn the meeting at 6:49pm, supported by Phil Qualls. **Motion carried with unanimous support.** Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Zoning Administrator
Acting Secretary