

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

**ZONING BOARD OF APPEALS MEETING MINUTES  
October 9, 2019**

**CALL TO ORDER-**

The meeting was called to order by Chairperson Arbogast at 6:00pm.

**ROLL CALL-**

Members present included Travis Arbogast, Mike VanHouten and Randy Lang. No members were absent.

Others present: Township Supervisor Laveta Hardish, Zoning Administrator Rob Behnke, members of the Leroy Township Planning Commission, Andrew Rossell, Milanowski & Englert Engineering/Surveying and Jon Abent, Midwest V. There were no other individuals in attendance.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Mike VanHouten to approve the July 30, 2019 meeting minutes as presented, supported by Randy Lang. **Motion carried with unanimous approval.**

**DOLLAR GENERAL PUBLIC HEARING-**

Chairperson Arbogast called the Public Hearing to order at 6:02pm.

**Presentation:**

Mr. Andrew Rossell presented the Dollar General variance request. Dollar General would like to develop a store at 5301 B Drive South (site of the former Spartan Store). They are seeking a variance for the number of parking spaces. The site currently has (79) parking spaces (the asphalt parking lot is in poor shape) and the Leroy Township Zoning Ordinance requires (79) parking spaces for this type of retail business (based the square footage of the building). Dollar General would like to reduce that number to (30) parking spaces. A written narrative was previously provided to the ZBA members by Dollar General (a copy is attached to these meeting minutes). Another letter dated September 11, 2019 from Dollar General (corporate office in Goodlettsville, TN) was provided to the ZBA members (a copy of the letter is attached to these meeting minutes).

The proposed developer of the property, Jon Abent from Midwest V, described the condition of the current building as well as their plan to demolish 4,000 square feet (south end of the building).

**Public Questions/Comments:**

There were no public questions or comments. It was noted that the Township Office did not receive any calls, nor did they receive any letters, with regard to the DOLLAR GENERAL variance request.

Chairperson Arbogast closed the Public Hearing at 6:10pm.

**NEW BUSINESS-**

A motion was made by Mike VanHouten to approve the Dollar General requested variance allowing for the reduction of required parking spaces from 79 to 30 because the relief does meet the requirements, as outlined under Article XXVI, Sec. 38-804 of the Leroy Township Zoning Ordinance, for the granting of such variance, supported by Randy Lang.

**A Roll Call vote was taken on the motion:**

**VanHouten- YES**

**Lang- YES**

**Arbogast- YES**

**Motion carried. Variance approved.**

**ZBA Member Questions/Comments:**

There were no questions or comments.

**ADJOURNMENT-**

A motion was made by Mike VanHouten to adjourn the meeting at 6:14pm, supported by Randy Lang. Motion carried with unanimous support. Meeting adjourned.

Respectfully submitted,

ROB BEHNKE  
Acting Secretary