

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
October 19, 2020

CALL TO ORDER-

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

ROLL CALL-

Members present: Pete VanVranken, Mark Christoff, Phil Qualls, Travis Arbogast, Holly Green and Kevin Smith.

Members Excused: Doug Chapman

Others present: Township Supervisor Laveta Hardish, Township Zoning Administrator Rob Behnke, Randy Lang (Leroy Township ZBA Member) and Rhonda Marcum.

APPROVAL OF MEETING MINUTES-

A motion was made Travis Arbogast to approve the September 21, 2020 meeting minutes with one minor change, supported by Phil Qualls. **Motion carried with unanimous approval.**

DEVINE/MARCUM Public Hearing on a parcel re-zoning request-

Chairperson VanVranken called the Public Hearing to Order on the Devine/Marcum parcel re-zoning request at 6:02pm.

It was explained by Zoning Administrator Rob Behnke that the Township received a re-zoning request for the property at 4263 Capital Avenue, SW (currently owned by the Devine Family). The parcel in question is currently zoned Neighborhood Commercial (NC). The Devine Family, in conjunction with the prospective buyer, Rhonda Marcum, are requesting that it be changed to Medium Density Residential (MDR). The reason for the zoning change is that Ms. Marcum would like to purchase the property and use it as a residential dwelling (which she cannot do under the Neighborhood Commercial).

It was stated that the properties to the north, east and west of 4263 Capital Avenue, SW are currently zoned Medium Density Residential (MDR). Zoning Administrator indicated that the current Master Plan Future Land Use Map shows the property under Neighborhood Commercial (NC). It was noted that the Leroy Township Planning Commission is currently updating the Township Master Plan and this was an area they were looking at possibly changing to a medium density use.

BOARD MEMBER QUESTIONS/COMMENTS-

There were no board member questions or comments.

PUBLIC QUESTIONS/COMMENTS-

Rhonda Marcum, prospective buyer of 4263 Capital Avenue, SW, indicated that the house on the property is very unique and has been updated. She further stated that her use of the property would be strictly limited to a residential dwelling. The Devine’s had used the (3) car garage as their workshop, the main floor of the house as their studio and the second floor as their offices.

Zoning Administrator Behnke indicated the Township office did not receive any letters, emails or telephone calls with regard to the re-zoning request.

CLOSURE OF PUBLIC HEARING-

Chairperson VanVranken closed the Public Hearing at 6:11pm.

NEW BUSINESS-

A motion was made by Phil Qualls to recommend to the Leroy Township Board that the parcel at 4263 Capital Avenue, SW (Parcel No. 13-14-012-018-05) be re-zoned from Neighborhood Commercial (NC) to Medium Density Residential (MDR), supported by Travis Arbogast.

ROLL CALL VOTE:

- VanVranken- YES**
- Christoff- YES**
- Arbogast- YES**
- Smith- YES**
- Green- YES**
- Qualls- YES**
- Chapman- EXCUSED**

Motion carried.

Due to the November 3rd election, it was decided that the Planning Commission would cancel its previously scheduled November 4th meeting. The November meeting will now be held on **November 11th at 6:00pm** at the Leroy Township Community Building.

**MEMBER QUESTIONS/COMMENTS/ANNOUNCEMENTS/REPORTS-
ADJOURNMENT-**

Zoning Administrator Behnke indicated that the Township has received a Conditional Use Permit for the operation of a telecommunications tower on 2 ½ Mile Road near F Drive S. He further stated that the tower itself has already been installed by Wayne Communications out of Vicksburg, Michigan. The purpose of the tower is to provide faster internet services to a portion of Leroy Township. Once all the necessary information is

received by the Township, a Planning Commission Public Hearing on the request will be scheduled.

It was announced that the Leroy Township Zoning Board of Appeals granted variances to (2) property owners who own vacant lots in the township. Each property owner has indicated their desire to either build a residential home on their property or sell their vacant lot as a 'buildable lot' for residential purposes.

ADJOURNMENT-

A motion was made by Travis Arbogast to adjourn the meeting at 6:34pm, supported by Kevin Smith. **Motion carried with unanimous approval.**

Respectfully submitted,

ROB BEHNKE
Acting Secretary