

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
September 21, 2020

CALL TO ORDER-

The meeting was called to order by Vice-Chair Travis Arbogast at 6:03pm.

ROLL CALL-

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

Members Excused: Holly Green, Mark Christoff and Peter VanVranken

Others present: Township Supervisor Laveta Hardish, Township Zoning Administrator Rob Behnke and nine (9) individuals.

APPROVAL OF MEETING MINUTES-

A motion was made Travis Arbogast to approve the March 4, 2020 meeting minutes, supported by Mark Christoff. **Motion carried with unanimous approval.**

LOVELAND/GUNNING Site Plan Review Public Hearing-

Vice-Chair Arbogast called the Public Hearing to Order on the Loveland/Gunning Site Plan Review at 6:05pm.

Mr. Don Loveland presented his proposed Site Plan for his business at 5753 B Drive South, Strong Arm Storage (a mini-storage facility). Mr. Loveland would like to construct (2) additional buildings on the property (thus creating additional storage units available for the public to rent). Those buildings would be 120 feet by 20 feet and would be located on the westside of his property.

BOARD MEMBER QUESTIONS/COMMENTS-

Doug Chapman asked Mr. Loveland if he would be adding more buildings in the future. Mr. Loveland indicated that we would like to add one more building sometime in the future.

PUBLIC QUESTIONS/COMMENTS-

Mrs. Linda Batterson, 5811 B Drive South, spoke in support of Mr. Loveland and his business. She mentioned that he has done a great job in cleaning-up the property.

CLOSURE OF PUBLIC HEARING-

Vice-Chair Arbogast closed the Public Hearing at 6:12pm.

NEW BUSINESS-

A motion was made by Phil Qualls to recommend to the Leroy Township Board the approval of the LOVELAND/GUNNING Site Plan for the construction of two (2) additional buildings, both (120) feet by (20) feet, on the property at 5753 B Drive South, supported by Kevin Smith. **Motion carried with unanimous approval.**

HARGUS Conditional Use Permit Request Public Hearing-

Vice-Chair called the HARGUS Conditional Use Permit Request Public Hearing to order at 6:15pm.

Mr. Stan Hargus, 6934 1 ½ Mile Road, spoke about a business him and his wife created called the *Outpost Treehouse* which is a small unit they constructed on their property which they rental out through BNB for overnight stays. Mr. Hargus described how this unit originally started as a storage building (accessory building) but then turned into something much more. Unfortunately, he was not aware that he needed a Conditional Use Permit and a Site Plan Review for such an activity (*Agri-Tourism Facility* under the Leroy Township Zoning Ordinance). Plus, he needed proper permits and inspections.

Mr. Hargus furthered stated that the plumbing had been approved by the Township Inspector and that he needed additional work done on both the electrical and mechanical. The Building Inspector will do a final inspection once the other permits have been finalized. Mr. Hargus mentioned that they stopped renting the unit once they found out that they were not in compliance with the township zoning ordinance.

BOARD MEMBER QUESTIONS/COMMENTS-

Doug Chapman asked about inspections. It was stated that the *Outlook Treehouse* was a commercial business so they would need to comply with certain requirements that a normal residential dwelling would not.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CLOSURE OF PUBLIC HEARING-

Vice-Chair Arbogast closed the public hearing at 6:19pm.

NEW BUSINESS-

A motion was made by Doug Chapman to recommend to the Leroy Township Board that the HARGUS Conditional Use Permit (under *Agri-Tourism Facility* of the township zoning ordinance) be approved with the condition that all necessary permits have final approval from the Township Inspectors before the *Outpost Treehouse* can re-open for public usage, supported by Phil Qualls. **Motion carried with unanimous approval.**

HARGUS Site Plan Review Public Hearing-

Vice-Chair Arbogast called the Public Hearing on the Hargus Site Plan Review to order at 6:21pm.

BOARD MEMBER QUESTIONS/COMMENTS-

There were no board member questions or comments associated with proposed Hargus Site Plan Review.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CLOSURE OF PUBLIC HEARING-

Vice-Chair Arbogast closed the public hearing at 6:23pm.

NEW BUSINESS-

A motion was made by Kevin Smith to recommend to the Leroy Township Board the approval of the HARGUS Site Plan, supported by Phil Qualls. **Motion carried with unanimous approval.**

MEMBER QUESTIONS OR COMMENTS/ANNOUNCEMENTS BY THE CHAIR-

Vice-Chair Arbogast updated the board on the last ZBA meeting that granted variances on a piece of vacant property that was less than 3 acres and less than 300 feet in lot width. This was one of about (30) vacant parcels that are at least (1) acre but less than (3) acres and were caught in the 2005 zoning changes for agricultural zoned properties. There is another ZBA meeting scheduled for October 13, 2020 to consider variances for (2) more such properties.

ADJOURNMENT-

A motion was made by Phil Qualls to adjourn the meeting at 6:28pm, supported by Phil Qualls. **Motion carried with unanimous approval.**

Respectfully submitted,

ROB BEHNKE
Acting Secretary