

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

**PLANNING COMMISSION MEETING MINUTES**  
**July 14, 2021**

**CALL TO ORDER-**

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

**ROLL CALL-**

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

Members Absent: Doug Chapman

Others present: Township Supervisor Laveta Hardish, Township Zoning Administrator Rob Behnke and three (3) guests.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Travis Arbogast to approve the May 19, 2021 meeting minutes as presented, supported by Phil Qualls. **Motion carried with unanimous approval.**

**PUBLIC QUESTIONS/COMMENTS-**

Gail Mahnke, Realtor, Troxel Realty, inquired about when the Planning Commission would be meeting to concern a re-zoning request from the property owners at 4050 Capital Avenue, SW.

It was explained that the property owners would need to submit a completed re-zoning application along with the \$600.00 application fee before a date could be set to consider the re-zoning request.

Randy Lang, 8271 5 Mile Road (and a member of the Leroy Township Zoning Board of Appeals) inquired about the commercial telecommunications tower that was approved by the Planning Commission on May 19<sup>th</sup> and whether the property owners were penalized for putting the tower up before they obtained their Conditional Use Permit.

Chairperson VanVranken expressed what the Planning Commission did and why. It was also mentioned that the property owner did have to pay \$1,800.00 for a survey of the property, plus the cost of doing work prior to obtaining proper permits. They are also being required to install a fence around the tower.

**PUBLIC HEARING ON THE PROPOSED 2021 LEROY TOWNSHIP MASTER PLAN & FUTURE LAND USE MAP-**

Chairperson VanVranken called the Public Hearing to Order at 6:12pm.

The proposed Master Plan & Land Use Map were discussed. This has been a project that the Planning Commission has been working on for over (7) months, under the rules set by the State of Michigan. Proper notification to abutting municipalities was done along with a public hearing notice that was published in the BC Shopper. Only one person came to the Township Office to review the plan and associated maps. There were no telephone calls or emails received by the Township.

**BOARD MEMBER QUESTIONS/COMMENTS-**

There were no questions or comments from the board members.

**PUBLIC QUESTIONS/COMMENTS-**

There were no questions or comments from those in attendance.

**CLOSURE OF DUCKWORTH PUBLIC HEARING-**

Chairperson VanVranken closed the Public Hearing at 6:17pm.

**NEW BUSINESS-**

A motion was made by Bobbie Suchan to adopt **Leroy Township Planning Commission Resolution No. 2021-01** as presented below:

***WHEREAS**, the Leroy Township Planning Commission has updated, as required under state statute MCL125.3831, the Leroy Township Master Plan & Future Use Map to reflect what it believes will be the growing trends within the township for the next five years, and*

***WHEREAS**, a copy of the proposed 2021 Leroy Township Master Plan & Future Land Use Map was provided to the Leroy Township Board for review and comment, and*

***WHEREAS**, the Leroy Township Board on February 16, 2021 approved the distribution of the proposed plan, and*

***WHEREAS**, the Leroy Township Planning Commission did, through the Township Zoning Administrator, provide a copy of its proposed 2021 Leroy Township Master Plan & Future Land Use Map, via First Class Mail, to all abutting governmental jurisdictions as required under MCL 125.3841, and*

***WHEREAS**, the Leroy Township Planning Commission did successfully conduct a required Public Hearing under MCL 125.3843 on July 14, 2021, so*

***THEREFORE, BE IT RESOLVED**, that the Leroy Township Planning Commission hereby approves the adoption of the 2021 Leroy Township Master Plan & Future Land Use Map.*

Supported by Travis Arbogast.

**ROLL CALL VOTE:**

**Chairperson VanVranken- YES**  
**Vice Chair Arbogast- YES**  
**Member Mark Christoff- YES**  
**Member Phil Qualls- YES**  
**Member Kevin Smith- YES**

**Member Bobbi Suchan- YES**

**Member Doug Chapman- Absent**

**Resolution adopted.**

**BOARD MEMBER QUESTIONS/COMMENT-**

There was general discussion about four (4) items:

- 1) The Bronson Healthcare Behavioral Health Project that borders Leroy Township
- 2) A new apartment complex that borders Leroy Township
- 3) The Glenmoor Village addition of (23) more modular type homes in Leroy Township
- 4) Growing of marijuana in accessory buildings in Leroy Township

**ADJOURNMENT-**

A motion was made by Bobbie Suchan to adjourn the meeting at 6:28pm, supported by Travis Arbogast.

**Motion carried with unanimous approval.**

Respectfully submitted,

ROB BEHNKE

Zoning Administrator

Recording Secretary