

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
November 10, 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, Kevin Smith, Travis Arbogast, Phil Qualls and Doug Chapman.

Members Excused: Mark Christoff

Others present: Township Zoning Administrator Rob Behnke and Mr. Kris Douponce

APPROVAL OF MEETING MINUTES-

A motion was made by Travis Arbogast to approve the September 15, 2021 meeting minutes as presented, supported by Kevin Smith. **Motion carried with unanimous approval.**

PUBLIC QUESTIONS/COMMENTS-

There were no questions or comments.

PUBLIC HEARING ON DOUPONCE PROPERTY RE-ZONING REQUEST-

Chairperson VanVranken called the Public Hearing to Order at 6:03pm.

Mr. Kris Douponce explained the purpose for the re-zoning requests. Currently the property at **4650 Capital Avenue, SW** is currently an apartment complex but the property is zoned Neighborhood Commercial (NC)- which does not allow for apartment units. By re-zoning this property to High Density Residential (HDR), he would be able to expand the number of apartment units (if he ever decided to do that).

The property at **4642 Capital Avenue, SW** is currently an old office building previously occupied by SCENE Magazine. Mr. Douponce explained that he would like to convert the office building into a two-unit apartment complex (he presented proposed drawings of what the property would look like under his proposed plan). In order to do this, he needs to change the zoning from Neighborhood Commercial (NC) to High Density Residential (HDR).

Mr. Douponce further explained that the market for office space/office buildings is plentiful, but the need for housing is in great demand. He currently owns approximately 60 rental units and manages another 50.

BOARD MEMBER QUESTIONS/COMMENTS-

Travis Arbogast asked about how these two requests fit with the current Master Plan. Zoning Administrator Rob Behnke indicated that the Master Plan shows both properties under Neighborhood Commercial (NC) but did not see this as a problem because 4650 Capital Avenue, SW is already an apartment complex dating back to the 1980's and changes to 4642 Capital Avenue, SW would be an improve to the overall property.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments. Zoning Administrator Rob Behnke indicated that the Township Office did not receive any emails, letters or telephone calls about the Douponce re-zoning requests.

CLOSURE OF HARGUS PUBLIC HEARING-

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

NEW BUSINESS-

A motion was made by Travis Arbogast to recommend to the Leroy Township Board that the following properties be re-zoned, as permitted under Article XXVII (Amendment Procedure) of the Leroy Township Zoning Ordinance:

- 1) 4642 Capital Avenue, SW (Property No. 13-14-023-009-10) from NEIGHBORHOOD COMMERCIAL (NC) to HIGH DENSITY RESIDENTIAL (HDR)
- 2) 4650 Capital Avenue, SW (Property No. 13-14-023-009-00) from NEIGHBORHOOD COMMERCIAL (NC) to HIGH DENSITY RESIDENTIAL (HDR)

Supported by Phil Qualls.

ROLL CALL VOTE:

Chairperson VanVranken- YES
Vice Chair Arbogast- YES
Member Mark Christoff- Excused
Member Kevin Smith- YES
Member Bobbi Suchan- YES
Member Doug Chapman- YES
Member Phil Qualls- YES

Motion is adopted.

A motion was made by Travis Arbogast to set the following meeting dates for the Leroy Township Planning Commission in 2022 with meetings starting at 6:00pm (unless otherwise noted):

January 12th, March 2nd, May 4th, July 13th, September 7th and November 2nd

Supported by Kevin Smith. **Motion carried with unanimous approval.**

BOARD MEMBER QUESTIONS/COMMENT-

There were no questions or comments.

ADJOURNMENT-

A motion was made by Travis Arbogast to adjourn the meeting at 6:25pm, supported by Phil Qualls.

Motion carried with unanimous approval.

Respectfully submitted,

ROB BEHNKE
Zoning Administrator
Recording Secretary