

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

**PLANNING COMMISSION MEETING MINUTES**  
**September 15, 2021**

**CALL TO ORDER-**

The meeting was called to order by Chairperson Pete VanVranken at 6:01pm

**ROLL CALL-**

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

Members Absent: Phil Qualls and Doug Chapman

Others present: Township Zoning Administrator Rob Behnke, ZBA Member Randy Lang and four (4) guests.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Kevin Smith to approve the July 14, 2021 meeting minutes as presented, supported by Bobbi Suchan. **Motion carried with unanimous approval.**

**PUBLIC QUESTIONS/COMMENTS-**

There were no questions or comments.

**PUBLIC HEARING ON HARGUS CONDITIONAL USE PERMIT & SITE PLAN REVIEW REQUEST-**

Chairperson VanVranken called the Public Hearing to Order at 6:04pm.

Mr. Stan Hargus, 6934 ½ Mile Road presented his plans to construct a 484 square foot wooden deck with cover that connects with the “Tree House” with a new wooden walkway (ramp) with railings. The proposed wooden deck would allow for outdoor cooking on a gas grill since meals cannot be cooked inside the “Tree House”. An outdoor sink would also be added on the deck that would allow for the cleaning of dishes and power for lights. This proposed structure would also allow guests to “hangout outside” under a cover. Mr. Hargus further stated that their business is a 3 seasons business through November and that they are booked for the rest of the 2021 season.

**BOARD MEMBER QUESTIONS/COMMENTS-**

Travis Arbogast asked about any other potential additions. Mr. Hargus indicated none at this time.

Bobbi Suchan asked about cost estimates for the proposed new construction. Mr. Hargus indicated that they have yet to obtain those numbers. If approved by the Township Board, they would like construction to begin in November/December.

Mark Christoff asked about the structure size. Mr. Hargus indicated that they are concerning 2 options: either a 22' x 22' or a 26' x 26'.

Bobbi Suchan asked how many people actually stay at any one time. Mr. Hargus indicated that the "Tree House" and the outdoor tent structure can accommodate up to 5 individuals.

Mark Christoff asked about railing. Mr. Hargus indicated that railing is part of the project and would be built to required codes.

Kevin Smith asked about what type of gas would they be using for the grill(s). Mr. Hargus indicated that the gas grill(s) would use LP gas.

There were no questions or comments from the board members.

#### **PUBLIC QUESTIONS/COMMENTS-**

Zoning Administrator Rob Behnke indicated that the Township Office did not receive any emails or telephone calls about the Hargus request. They did, however, receive a letter of support from Ron & Vicky Mitchell, 2895 K Drive South, East Leroy, MI 49051 which was read by Chairperson VanVranken.

Mr. Monty Rubley, 1764 K Drive South, asked about possible expansion of Mr. Hargus' business. Mr. Hargus indicated that there were no plans to expand the operation beyond what they have now and what they are proposing this evening.

Mr. Shawn Rubley, 8271 5 Mile Road, asked whether guest are permitted to walk/hike on Hargus' property. Mr. Hargus indicated that guests can walk/hike on his property. Mr. Rubley then indicated his concern during hunting season. Mr. Rubley owns property to the east of Hargus property that he uses for hunting. Mr. Hargus indicated that guests would not walk/hike in that area of his property because its low and retains water.

#### **CLOSURE OF HARGUS PUBLIC HEARING-**

Chairperson VanVranken closed the Public Hearing at 6:41pm.

#### **NEW BUSINESS-**

A motion was made by Kevin Smith to recommend to the Leroy Township Board the APPROVAL of the Hargus Conditional Use Permit & Site Plan as presented, supported Travis Arbogast.

#### **ROLL CALL VOTE:**

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