

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

**PLANNING COMMISSION MEETING MINUTES**  
**January 12, 2022**

**CALL TO ORDER-**

The meeting was called to order by Vice Chair Arbogast at 6:00pm

**ROLL CALL-**

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

Members Excused: Pete VanVranken, Doug Chapman and Phil Qualls.

Others present: Township Zoning Administrator Rob Behnke, Mr. Robert Riddle, Mr. Randy Lang (member of the Leroy Twp Zoning Board of Appeals) and some (12) residents.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Bobbie Suchan to approve the November 10, 2021 meeting minutes as presented, supported by Mark Christoff. **Motion carried with unanimous approval.**

**PUBLIC QUESTIONS/COMMENTS-**

A question was asked about having chickens. The resident was told that they could have chickens but that there is a limit to how many based upon their total lot size. Another question was asked about having horses on a parcel that is zoned Medium Density Residential. The resident was told that they could not have farm animals on parcels zoned Medium Density Residential, regardless of their parcel size.

**PUBLIC HEARING ON RIDDLE/GUY PROPERTY RE-ZONING REQUEST-**

Vice Chair Arbogast called the Public Hearing to Order at 6:07

Mr. Robert Riddle, one of (3) property owners of **4050 Capital Avenue, SW** (property No. 13-14-020-012-00) indicated that the owners wish to sell the property. The property originally belonged to his deceased wife's family. The property was farmed over many years. They would like to rezone the property to Neighborhood Commercial. The property is currently zoned Medium Density Residential but the For Sale sign on the property indicates that the property is zoned commercial. The Township did send a letter to the realtor telling them that the property was not currently zoned commercial.

**BOARD MEMBER QUESTIONS/COMMENTS-**

Bobbie Suchan asked Mr. Riddle whether or not he had a buyer for the property. Mr. Riddle indicated that they did not. Zoning Administrator Rob Behnke indicated that the Master Plan Land Use Map reflects a future zoning of Neighborhood Commercial (NC).

## **PUBLIC QUESTIONS/COMMENTS-**

Mary Gallaway, 3984 Capital Avenue, SW, asked if this was the only property that is being re-zoned. She also expressed a concern about how the property would affect her property if it is rezoned to Neighborhood Commercial.

Nina Maturen, 5035 Hoag Road, asked if apartments could be built on the property if its rezoned. She was told that no apartment could be built on the property unless the property is zoned High Density Residential.

Bryan Leche, 4234 Fawn Court, concerned about how the rezoning would affect his property since it currently abuts up to 4050 Capital Avenue, SW.

Rick Hooker, 4835 Deerview Avenue, asked about 4 ½ Mile Road and whether or not that would be developed as a way to gain access to the property at 4050 Capital Avenue, SW. This was a concern also expressed by Pauline Bilicki, 11399 4 ½ Mile Road. She indicated that there is no easement across her property that would allow the extension of 4 ½ Mile Road. It was also noted that 4 ½ Mile Road is a Private Road, not a public roadway.

Robert Riddle, 4050 Capital Avenue, SW, asked about building residential homes on the property if it is rezoned. He was told that residential homes could not be built on property that is zoned Neighborhood Commercial. Mr. Riddle indicated that he did not know that and that this was something he need to discuss with the other (2) property owners.

Zoning Administrator Rob Behnke indicated that the Township Office did not receive any letters or emails about the rezoning request. They did receive a telephone call from Pauline Bilicki, 11399 4 ½ Mile Road that has been entered into the record.

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

Vice Chair Arbogast closed the Public Hearing at 6:38pm.

## **NEW BUSINESS-**

A motion was made by Mark Christoff to TABLE the rezoning request, as requested by Mr. Robert Riddle, until the next scheduled Planning Commission Meeting (which is scheduled for March 2, 2022) so that Mr. Riddle can speak with the other (2) property owners on how they would like to proceed now that he knows that residential homes could not be built on the property if the property is rezoned to Neighborhood Commercial, supported by Kevin Smith.

## **ROLL CALL VOTE:**

**Chairperson VanVranken- Excused**  
**Vice Chair Arbogast- YES**  
**Member Mark Christoff- YES**  
**Member Kevin Smith- YES**  
**Member Bobbi Suchan- YES**

**Member Doug Chapman- Excused**

**Member Phil Qualls- Excused**

**Motion is adopted, the rezoning request is TABLED.**

**BOARD MEMBER QUESTIONS/COMMENTS/ANNOUNCEMENTS-**

There was some discussion about the Broadband Task Force update dated January 5, 2022, as well as the new rules associated with the use of ARPA monies by Townships in the State of Michigan.

**ADJOURNMENT-**

A motion was made by Bobbie Suchan to adjourn the meeting at 6:49pm, supported by Mark Christoff.

**Motion carried with unanimous approval.**

Respectfully submitted,

ROB BEHNKE

Zoning Administrator

Recording Secretary