

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
December 14, 2022

CALL TO ORDER-

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

ROLL CALL-

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

Members Excused: Mark Christoff

Members Absent: Doug Chapman

Others present: Township Zoning Administrator Rob Behnke, Will Hunt, Baylee Harvey, Mark Bailey, ZBA Member Randy Lang and Twp Board member/ZBA Member Mike VanHouten

APPROVAL OF MEETING MINUTES-

A motion was made by Kevin Smith to approve the September 14, 2022 meeting minutes as presented, supported by Phil Qualls. **Motion carried with unanimous approval.**

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

HUNT/HARVEY PUBLIC HEARING (Conditional Use Permit request)-

The Public Hearing was called To Order by Chairperson VanVranken at 6:03 pm.

Baylie Harvey and Will Hunt, 800 K Drive S are requesting a Conditional Use Permit for the operation of a dog grooming business in their current accessory building. Baylie Harvey indicated that she is a dog groomer and works full-time in Tekonsha. She normally works 40 to 50 hours a week but would like to be able to groom dogs inside at her property by appointment only. She indicated that it would be no more than 8 hours week and that she would never have more than 2 dogs at any one time. She further stated that she would not be kenneling or boarding any dogs.

Board Member questions/comments:

Travis Arbogast asked if there was a threshold where a conditional use permit would not be necessary for dog grooming. Zoning Administrator Behnke indicated that as long as money is exchanging hands for services rendered, a conditional use permit would always be required. The number of hours worked grooming dogs is irrelevant.

Bobbie Suchan asked if she was required to be licensed for dog grooming. Ms. Harvey indicated that she is not required to be licensed in the State of Michigan to groom dogs.

Kevin Smith asked about any proposed improvements to accommodate the business. Ms. Harvey said that there would be no improvements. The accessory building, which is divided, already has hot & cold water, a wash tub, a bathroom, an office and is heated. She also indicated that all of these amenities were in place when they purchased the house and accessory building.

Public Questions/Comments:

Zoning Administrator Behnke indicated that the Township Office did not receive any letters, emails or telephone calls with respect to the conditional use permit request.

Mark Bailey, 822 K Drive S, spoke in favor of the conditional use permit request and asked the board to approve the request.

The Public Hearing was Closed by Chairperson VanVranken at 6:11 pm.

NEW BUSINESS-

A motion was made by Travis Arbogast to APPROVE the Conditional Use Permit request by Will Hunt & Baylie Harvey for the operation of a dog grooming business at 800 K Drive S, supported by Kevin Smith.

ROLL CALL VOTE:

Pete VanVranken- YES

Kevin Smith- YES

Phil Qualls- YES

Bobbie Suchan- YES

Travis Arbogast- YES

Mark Christoff- EXCUSED

Doug Chapman- ABSENT

Motion approved. Recommendation to be forwarded to the Township Board for final consideration.

A motion was made by Travis Arbogast to approve the following Planning Commission meeting dates in 2023: **January 11th, March 8th, May 10th, August 9th, October 11th and December 6th**, supported by Kevin Smith. Motion carried with unanimous approval.

ADJOURNMENT-

A motion was made by Phil Qualls to adjourn the meeting at 6:27pm, supported by Travis Arbogast.

Motion carried with unanimous approval.

Respectfully submitted,

ROB BEHNKE
Zoning Administrator
Recording Secretary