

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
June 14, 2023

CALL TO ORDER-

Chairperson VanVranken called the meeting to order at 6:00 pm.

ROLL CALL-

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

Others present: Township Planning & Zoning Administrator Rob Behnke, TJ Traister, Jarek Jones, and (1) resident.

APPROVAL OF MEETING MINUTES-

A motion was made by Kevin Smith to approve the May 10, 2023 meeting minutes as presented, supported by Bobbi Suchan. **Motion carried with unanimous approval.**

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CALL TO ORDER/TRAISTER & JONES RE-ZONING PUBLIC HEARING-

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

RE-ZONING REQUEST PRESENTATION-

Mr. Jarek Jones, co-owner of the property at 4050 Capital Avenue SW along with TJ Traister, indicated that they wish to re-zone the property from Medium Density Residential (MDR) to Agricultural (AA) since they have chosen to lease out a majority of the 75 acres for farming purposes. Mr. Jones also indicated that since purchasing the property, they have opened up an additional (5) acres for farming by clearing away an old barn, fencing, and trees. They also wish to use the backside of the property for hunting. Right now, they have leased their land for alfalfa and have no future plans for the property other than farming it.

BOARD MEMBER QUESTIONS/COMMENTS-

Bobbi Suchan asked if all the property is being used for farming. Mr. Jones indicated that all tillable land is being used for farming and not the entire 75 acres.

Planning & Zoning Administrator Rob Behnke indicated that the Township only received (2) phone calls about the proposed change. One call was about the chances of the property being used for a solar energy farm and the other caller was curious to know why the property owners wanted to re-zone the property.

Mr. Behnke indicated that a solar energy farm would require a Conditional Use Permit if the property is re-zoned to Agricultural. He also mentioned that the farming of the property, which has been done for years and years, is not actually a permitted or conditional use under Medium Density Residential (MDR) but has done so under the 'grandfather clause' exception all these years. The proposed re-zoning would bring the property into compliance and offer a continuation of an open space area.

There was additional discussion among the members as it related to the Township Master Plan and this proposed re-zoning. The Master Plan shows the property as Neighborhood Commercial (NC) due to its location along Capital Avenue, SW, and its proximity to other commercial structures and businesses.

PUBLIC QUESTIONS/COMMENTS-

There were no public questions or comments.

CLOSURE OF THE PUBLIC HEARING-

Chairperson VanVranken closed the Public Hearing at 6:15 pm.

NEW BUSINESS-

A motion was made by Travis Arbogast to **APPROVE** the re-zoning of 4050 Capital Avenue, SW (Property No. 13-14-020-012-00) from Medium Density Residential (MDR) to Agricultural (AA), supported by Randy Lang.

ROLL CALL VOTE:

VanVranken-	YES
Qualls-	YES
Suchan-	YES
Smith-	YES
Christoff-	YES
Arbogast-	YES
Lang-	YES

Motion carried with unanimous approval.

MEMBER COMMENTS/QUESTIONS/UPDATES-

The next scheduled Planning Commission Meeting is AUGUST 9, 2023 at 6:00 pm.

ADJOURNMENT-

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

Motion carried with unanimous approval.

Respectfully submitted,

ROB BEHNKE
Zoning Administrator
Recording Secretary