

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

**PLANNING COMMISSION MEETING MINUTES**  
**October 11, 2023**

**CALL TO ORDER-**

Chairperson VanVranken called the meeting to order at 6:02 pm.

**ROLL CALL-**

Members present: Kevin Smith, Mark Christoff, Pete VanVranken, Randy Lang, and Phil Qualls

Members excused: Travis Arbogast and Bobbie Suchan

Others present: Township Planning & Zoning Administrator Rob Behnke and Tiffany Smith, President, MCSA Group, Inc.

**APPROVAL OF MEETING MINUTES-**

A motion was made by Phil Qualls to approve the August 9, 2023 meeting minutes as presented, supported by Randy Lang. **The motion carried with unanimous approval.**

**DISCUSSION ITEMS-**

**Updated Graham Lake Boat Ramp Master Plan-** Tiffany Smith, President, MCSA Group, Inc. led the discussion on the updated Graham Lake Boat Ramp Master Plan which was pared back from the original plan. The updated plan lays out a Capital Improvement schedule and action plan and a priority chart for the years 2024, 2025, 2026, 2027, 2028, and 2029 along with projected costs and possible grants through the Michigan Natural Resources Trust Fund, Passport, and Land and Water Grants. The plan provides for a boardwalk and fishing pier away from the current boat launch. The boat launch would become a “double ramp boat launch”. There is also a universally accessible kayak launch being proposed along with a new screening option around the porta-potty. The total cost for all proposed Graham Lake Boat Ramp capital improvements is estimated at \$1.445 million dollars with a potential match of \$720,000 from the MNRTF.

**Final DRAFT of the proposed 2024 Parks & Recreation 5-Year Plan-** Board members were provided updated page sheets associated with the changes made to the plan after the August 9<sup>th</sup> Planning Commission. It was mentioned by Planning & Zoning Administrator Rob Behnke that if the DRAFT plan presented is acceptable, then the Planning Commission should place the plan into a required 30-day review period beginning November 1, 2023. The plan would be available for review at the Township Office during normal business hours and on the Leroy Township website. Those wishing to make a comment may do so either in writing or via an email communication. After the 30-day review period, the Leroy Township Board will conduct a required Public Hearing on the plan on Tuesday, December 19<sup>th</sup> at 6:00 pm at the Community Building. After the public hearing, the Township Board will have the ability to adopt the plan via a board-prepared resolution.

**MEMBER QUESTIONS & COMMENTS-**

There were questions about public donations and whether there would be a separate Township fund, will the donations be tax deductible, will there be any type of a Capital Campaign to raise monies, can whether the Township work with local community foundations. The Planning & Zoning Administrator, Rob Behnke, indicated that all of these things would be looked at and addressed with the Planning Commission at a later date.

**PUBLIC COMMENTS-**

There we no public comments.

**NEW BUSINESS-**

A motion was made by Phil Qualls to place the proposed 2024 Parks & Recreation Plan into the required 30-day review period beginning on November 1, 2023, supported by Mark Christoff.

**ROLL CALL VOTE:**

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

**The motion carried with unanimous approval.**

**ADJOURNMENT-**

A motion was made by Randy Lang to adjourn the meeting at 7:10 pm, supported by Phil Quall. **The motion carried with unanimous approval.**

Respectfully submitted,

ROB BEHNKE  
Zoning Administrator  
Recording Secretary