

LEONI TOWNSHIP OFFICE
913 Fifth St. Michigan Center, Michigan 49201-0375
Phone: (517) 764-4694 – Fax: (517) 764-1380

**LEONI TOWNSHIP PLANNING COMMISSION
AGENDA**

Wednesday July 8, 2020

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: 3/4/2020 Meeting Minutes

PURPOSE OF PLANNING COMMISSION:

PUBLIC COMMENT: (5 minute time limit) Use sign-in sheet

PUBLIC COMMENT GUIDELINES:

You will only be allowed to speak at public comment if you have filled out a public comment sheet and turned it into the Board. Each individual will state their name and have three (3) minutes to address the Board. You may only address the Board under this Public Comment opportunity and may not yield your time to others. Board members will not debate or answer questions at this time.

NEW BUSINESS:

1. Parcel #000-09-21-101-002-01
East Jackson Public Schools
5400 Seymour Rd., Jackson, MI 49201
REZONE

DISCUSSION:

PUBLIC HEARING:

DISCUSSION ONLY:

NEXT MEETING: July 15, 2020

ADJOURN:

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES
March 4, 2020

The Leoni Township Planning Commission held a meeting Wednesday, March 4th, 2020 @ 6:00 p.m.
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:03 pm

Members Present: J. Southworth, B. Carroll, L. Maurer, B. Lester, D. Helmlinger, and V. Beckwith
Members absent: K. Cole
Persons in attendance: 13

Purpose of Planning Commission read by V. Beckwith

Motion by D. Helmlinger, supported by L. Maurer to appoint B. Carroll as the Secretary and Vice Chair of the Leoni Township Planning Commission

Voice vote

Ayes: D. Helmlinger, B. Lester, L. Maurer, J. Southworth, and V. Beckwith

Nay:

Abstain: B. Carroll "because the vote involves me"

Motion Carried

Motion by J. Southworth, supported by V. Beckwith to approve the agenda for 3/4/2020 with the removal of old business (Master Plan discussion).

Voice vote

Ayes: D. Helmlinger, B. Lester, L. Maurer, J. Southworth, B. Carroll and V. Beckwith

Nay:

Motion Carried

Motion by J. Southworth, supported by L. Maurer to approve the minutes from 2/19/2020 with the removal of public comment, the addition of Ann Arbor Rd, Watts Rd, and Dettman Rd as business areas of the US-127 and I-94 business corridor, correct the motion to remove Trustee Cole, and include the addition of the Letter to the Board of Trustees.

Voice vote

Ayes: D. Helmlinger, B. Lester, L. Maurer, J. Southworth, B. Carroll and V. Beckwith

Nay:

Motion Carried

Discussion: B. Carroll read aloud the Letter to the Board of Trustees.

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Voice vote

Ayes: D. Helmlinger, B. Lester, L. Maurer, J. Southworth, B. Carroll and V. Beckwith

Nay:

Motion Carried

Discussion: B. Carroll read aloud the Letter to the Board of Trustees.

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
www.leonitownship.com

DATE OF APPLICATION: 6 / 3 / 2020

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

- () Add to or change the text of the Ordinance.
() Change the district boundaries.
(**X**) Re-Zone the property to another classification.
() Conditional Use.
() Home Occupation.
() Extending Residential Non-Conforming Use.

1. Applicants Name: EAST JACKSON PUBLIC SCHOOLS Phone: (517) 764-2090
2. Address of Property Involved: 5400 Seymour Rd. Jackson, MI 49201
3. Legal Description of Property: Parcel ID: 000-09-21-101-002-01
4. The above property is presently zoned: Agricultural District (AG)
5. I wish the zoning to be changed from: Agricultural District (AG) to: Heavy Industrial District (M)
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: Marijuana cultivation and processing

NOTE: Attach an ACCURATE SURVEY DRAWING of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: \$1000.00

Zoning change: \$550.00

Special meeting: \$450.00


SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board
() Approve () Disapprove the Application for the following reasons (or with these restrictions) _____

DATE: _____

CHAIRMAN: _____
SIGNATURE

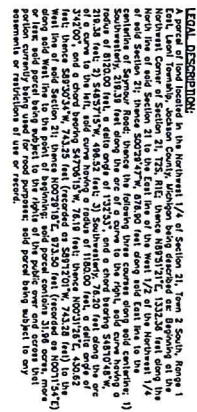
TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the application for the following reasons: _____

DATE: _____

CLERK: _____
SIGNATURE

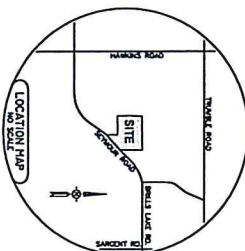
8/15/12

FOR: **OBJECTIVE GROWTH, LLC**

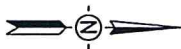


Curec 1404			
Curec	RAJOUR	U/E/G/H	DELTA
G1	0120.00'	218.36'	132.65"
G2	1100.00'	218.36'	342.00"

SEWER INVENTORIES
CATCH BASIN #1
INLET - 979.07
8" NE 977.07
SUMP - 973.07



- LEGEND**
- SET 1/2" BAR WITH CAP
□ ROUND ROOF AS NOTED
— KEEL LINE
— DISTANCE NOT TO SCALE
— INDEX
— ASPHALT
— CONCRETE
— DESIGN SPOT ELEVATION
— DESIGN CRITICAL ELEVATION
— SURFACE SLOPE
— WATER LINE
— GAS LINE
— UNDERGROUND TELEPHONE
— UNDERGROUND ELECTRIC
— WOODS
— DOCK OF WOODS/PULPISH
— RECORDS HERE
— CONTROLS HERE
- SANITARY MANHOLE
● DRAINAGE MANHOLE
● MANHOLE (UNSPECIFIED)
● CATCHBASIN
● SANITARY CULVERT
● FIRE HYDRANT
● VALVE
● UTILITY POLE
● UTILITY CULVERT
● DAY WATER
● UTILITY DRAINAGE
● MANHOLE
● GAS METER
● SIGN
● FLAG POLE
● POST
- TREE LEGEND:**
- A: ASPEN
L: LARCH
D: DOGWOOD
P: PINE
M: MAPLE



REVISIONS	COMMENTS	
1/2/78	ORIGINAL	
	 K&B, INC. 1342 PINEVIEW DR., DUBLIN, CA 94568 TEL 925-717-0600 FAX 925-717-0603 2118 HALETT RD., WALTON, MA 01460 TEL 617-337-0070 FAX 617-337-0077 WWW.K&B.COM	DETERMINING LAND AND SETTING BOUNDARIES
	DRAWN BY BOB SECTION 21, T2S, R1E FIELD BOOK BY MJD FOR MAPS	
	SHEET 1 OF 2 66548	

FOR: **OBJECTIVE GROWTH, LLC**



REVISIONS	COMMENTS	 KEBS, INC. ENGINEERING AND TESTING 15425 FREEDOM DR., SUITE 111, IN 46048 TEL: 317-781-0000 FAX: 317-781-0003 218 VALLEY DRIVE, VALLETTA, IN 46046 TEL: 317-339-1000 FAX: 317-339-0007 WEBPAGE: COO.KEBS.COM DRAWN BY: BGD SECTION 21, T25, RTE CHECKED BY: LMS FOR NUMBER SHEET 2 OF 2 95348
1/11/70	ORIGINAL	

STATEMENT IN SUPPORT OF APPLICATION TO REZONE LAND

OBJECTIV Growth Michigan, LLC (“Applicant”) is under contract to acquire the property located at 5400 Seymour Road, Jackson, Michigan (the “Subject Property”), and seeks to rezone the Subject Property from Agricultural (AG) to Heavy Industrial (M). Applicant seeks rezoning in order to facilitate a repurposing of the Subject Property from vacant, dilapidated, unoccupied former school site, currently considered an environmental facility, to a state-licensed facility for cultivating and processing marijuana products.

1. Overview of Subject Property

A survey is being furnished with this application depicting the Subject Property as well as the existing building on site. The Subject Property consists of a large, 31.7-acre parcel that abuts Seymour Road. A former school building is situated in the central eastern portion of the property, with long setbacks from adjacent properties. The few buildings that are in the vicinity of the Subject Property are also set back substantially from the Subject Property and the existing building. Overall, the Subject Property is situated in a relatively secluded area with only a few, low-density properties nearby, and is ideal for the proposed use.

2. Current Zoning and Use of Land and Proposed Rezone

The Subject Property and the properties surrounding the Subject Property on the north side of Seymour Road are all currently zoned Agricultural. Applicant is requesting that the Subject Property be rezoned to Heavy Industrial.

Applicant’s proposed use will consist of the cultivation and processing of plant products. By its nature (and under most zoning ordinances), this would be considered an agricultural use. But under the specific Leoni Township adult use marijuana ordinance that applies here, marijuana grower and processing establishments are only allowed in Industrial-zoned districts. Accordingly, the Applicant is requesting that the property be rezoned to industrial use.

The proposed rezoning is consistent with the goals, policies, and land uses in Leoni Township. The existing, vacant school facility does not generate any tax revenue for the Township, may create a potential nuisance because it is unoccupied, and could fall into further disrepair if it is not repurposed and reoccupied. There are few (if any) approved uses in the Agricultural district that the Subject Property would be suitable for, as it is considered an environmental facility due to the Underground Storage Tank (UST) leak and asbestos, and the property is a relatively small, wooded parcel, with registered wetlands, that is not suitable for typical farming activities. It is also not attractive for residential use, as any residential purchaser would need to bear the substantial and insurmountable costs of tearing down the existing building before constructing any home at the Subject Property. The Subject Property also has an additional 200-gallon UST tank for boiler fuel, that may require removal and/or remediation.

Given its relatively secluded location, the site as it is presently situated is ideal for Applicant’s proposed use. The existing building can be readily repurposed for that use, as it provides ample indoor space for the proposed operations, as well as established parking and drive

facilities. Applicant's design for the site will allow for discrete operations, with minimal (if any impacts) on neighboring properties. Furthermore, Applicant intends to utilize carbon scrubbers/filters to mitigate any and all potential smell from the cultivation and processing of marijuana. Additionally, Applicant would be willing to plant trees or erect a fence along neighboring property line to the West in order to reduce visibility, should landowner desire.

CONCLUSION

The proposed rezoning is necessary for the repurposing of the existing site, and the change will not be detrimental to the public welfare, or the property of other persons located in the vicinity. For all of the reasons stated above, Applicant respectfully requests that the Township rezone the Subject Property from Agricultural (AG) to Heavy Industrial (M).

20203195-1

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX**

NOT I CE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, July 8, 2020 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

“This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan.”

Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.

000-09-21-101-002-01
East Jackson Public Schools
5400 Seymour Rd.

Purpose of hearing: Rezone

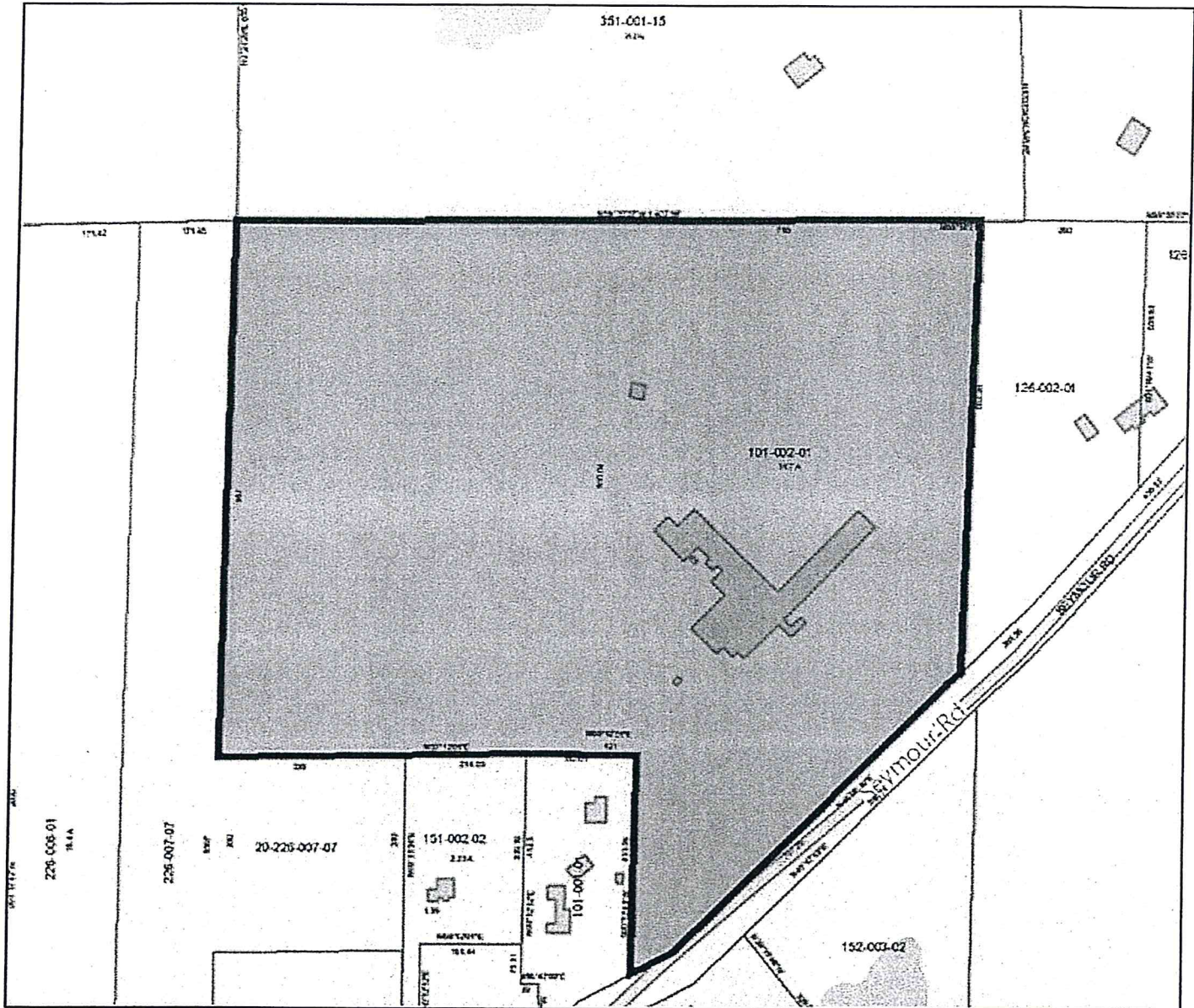
Legal Description: BEG IN W 1/8 LN OF SEC 21 T2S R1E AT CEN OF SEYMOUR RD TH N ALG SD 1/8 LN TO N SEC LN TH WLY ALG N SEC LN 710 FT TH S 950.04 FT TH E 121 FT TH S 425.22 FT TO CEN LN OF SEYMOUR RD TH NELY ALG CEN OF SD RD 707.28 FT TO BEG. ALSO BEG AT NW COR OF SEC 21 TH N89°33'37"E 622.45 FT ALG N LN OF SEC 21 TH S00°12'43"W 962.62 FT (950.04 FT OF REC) PAR WITH W 1/8 LN OF SEC 21 TH N89°12'01"E 121 FT TH S00°12'43"W 6.96 FT TH S89°12'01"W 743.28 FT TO W LN OF SEC 21 TH N00°11'54"E 957 FT ALG W LN OF SEC 21 TO A FIRE CLAY REFERENCE POST PREVIOUSLY ERRONEOUSLY USED AS NW COR OF SEC 21 TH N00°11'54"E 16.50 FT ALG W LN OF SEC 21 TO BEG. SECTION 21 T2S R1E COMBINED ON 10/017/2000 FROM 000-09-21-101-002-00 & PART OF 000-09-21-101-001-00

Kerry Pickett, Clerk



Parcel Report - Parcel ID: 000-09-21-101-002-01

6/18/2020



Owner Name EAST JACKSON PUBLIC SCHOOLS
Owner Address 5400 SEYMOUR RD
JACKSON, MI 49201
Homestead 0
Parcel Address 5400 SEYMOUR RD
JACKSON, MI 49201
Property Class 704 - SCHOOLS
Status Active
Acreage 31.7
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 1637-0775

	2018	2019	2020
Taxable Value	\$0.00	\$0.00	\$0.00
Assessed Value	\$0.00	\$0.00	\$0.00

Tax Description:

BEG IN W 1/8 LN OF SEC 21 T2S R1E AT CEN OF SEYMOUR RD TH N ALG SD 1/8 LN TO N SEC LN TH WLY ALG N SEC LN 710 FT TH S 950.04 FT TH E 121 FT TH S 425.22 FT TO CEN LN OF SEYMOUR RD TH NELY ALG CEN OF SD RD 707.28 FT TO BEG. ALSO BEG AT NW COR OF SEC 21 TH N89°33'37"E 622.45 FT ALG N LN OF SEC 21 TH S00°12'43"W 962.62 FT (950.04 FT OF REC) PAR WITH W 1/8 LN OF SEC 21 TH N89°12'01"E 121 FT TH S00°12'43"W 6.96 FT TH S89°12'01"W 743.28 FT TO W LN OF SEC 21 TH N00°11'54"E 957 FT ALG W LN OF SEC 21 TO A FIRE CLAY REFERENCE POST PREVIOUSLY ERRONEOUSLY USED AS NW COR OF SEC 21 TH N00°11'54"E 16.50 FT ALG W LN OF SEC 21 TO BEG. SECTION 21 T2S R1E COMBINED ON 10/01/2000 FROM 000-09-21-101-002-00 & PART OF 000-09-21-101-001-00



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



TOWNSHIP OF LEONI

Receipt: 150096

06/23/20

913 5TH STREET
P.O. BOX 375
MICHIGAN CENTER, MI 49254

Cashier: TPOTTER

Received Of: OBJECTIV GROWTH LLC

(517) 764-4694
(517) 764-1106 FAX

The sum of: 1,000.00

ZON	5400 SEYMOUR RD ZONING	550.00
ZON	SEYMOUR RD SPECIAL MEETI	450.00
Total		1,000.00

CHECK	1194	550.00
CHECK	1195	450.00

Signed: _____