

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 March 20, 2019

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: **March 6, 2019**

PURPOSE OF PLANNING COMMISSION:

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON AGENDA:

OLD BUSINESS:

- 1) Discussion on Recreational Marihuana opting in/out
- 2) Part-Time Building Inspector
- 3) Fifth Street Farmers Market, Bands, Street Party
- 4) Blight Ordinance
- 5) Outdoor Wood Burners

NEW BUSINESS:

- 1) Discussion with Grant Bauman about the Master Plan
- 2) Jackson County Planning Commission Notice of Intent to Prepare *The Jackson County Master Plan.*
- 3) County Drain Commissioner Letter recommending reversal of Site Plan Review approval for Proposed Gas Fueling Station at 3450 Ann Arbor Road.

PUBLIC COMMENT:

DISCUSSION **ONLY:**

NEXT MEETING: **April 3, 2019**

ADJOURN:

**PUBLIC COMMENT: (3 minute time limit) Use sign-in sheet**

**PUBLIC COMMENT GUIDELINES:**

**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.**

*Leoni Township Office*  
913 Fifth Street  
Michigan Center, Michigan 49254  
PHONE: (517) 764-4694 FAX: (517) 764-1380  
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**PLANNING COMMISSION MINUTES**  
**March 6, 2019**

The Leoni Township Planning Commission held a meeting Wednesday, March 6, 2019  
@ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Members Present: V. Beckwith, J. Spencer, L. Maurer, J. Southworth  
Members absent: B. Lester, D. Helmlinger, K. Cole

Persons in attendance: 7

Purpose of Planning Commission read by Spencer.

Motion by Maurer, supported by Spencer, to approve of the agenda with change of Grant Bauman not here tonight.

**Motion carried by voice vote.**

Motion by Southworth, supported by Spencer, to approve the minutes of February 20, 2019.

**Motion carried by voice vote.**

**Public Comment:**                      **Open at        6:35 pm.**  
   **Closed at     6:35 pm.**

**Old Business:**                      **1) Discussion of Recreational Marihuana opting in/out**  
   No discussion until after public hearings.  
   **2) Discussion of Grant Bauman about the Master Plan**  
   Removed due to Grant Bauman not in attendance.

**New Business:**                      **1) Township Blight Ordinance**  
   Stand-alone blight ordinance, needs to adopt blight ordinance to be same as Blackman Township.  
   People park on front lawn, trash in front yards, rec. vehicles, cars, boats, motorhomes, shall have plates, registration, insurance. Trash.

**2) Dayton Freight – SITE PLAN REVIEW**  
**1440 Falahee Road, Jackson, MI**  
**000-14-07-276-002-01**

Accept Site Plan with conditions: Shades on outside lights

*Motion by Beckwith, supported by Maurer to Approve Site Plan with conditions.*

*Roll Call:        4 Yaes:        Southworth, Spencer, Maurer, Beckwith.*

*0 Nays:        Motion Carried*

**3) Outdoor Wood-Fired Boilers Ordinance**

Looking at Blackman Township Ordinance. We would like to put our own ideas into this ordinance, zoning ordinance, where they could be allowed. Looking for new technology. Also permits and inspections. More discussion needed.

#### **4) Part-Time Minutes Secretary for Planning Commission**

*Motion by Maurer, supported by Southworth to approve hiring a Part-Time Secretary to record the minutes at Planning Commission Meetings at same pay as members of Planning Commission.*

Roll Call:     4 Yaes:     Southworth, Spencer, Maurer, Beckwith.  
                  0 Nays:     **Motion Carried**

**Discussion:**                      **Need Part-Time Building Inspector.**  
    No Action taken on this until further info.

**Farmers Market (In the Park)?**  
**Thursday 3pm-8pm?**  
**Bands (music) in the Park.**  
**Street Party on Fifth Street. (August)?**

**Public Comments:**            **Opened at     8:02 pm**  
    Kim Dean – Regarding unlicensed vehicles, uninsured and non-drivable should be removed.

**Closed at     8:03 pm**

**Adjourn:**                        **8:12 pm.**

**Next meeting:**                **March 20, 2019**

**Submitted by:**                **Southworth**



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

March 5, 2019

## Notice of Intent to Prepare the *Jackson County Master Plan*

The Jackson County Planning Commission announces its intent to prepare the first edition of the *Jackson County Master Plan* created under its authority and requests the cooperation of (including comments from) the recipients of this notice. The following types of local governments, commissions/committees, and utility and transportation agencies/companies are receiving this notice of intent as required by Section 39 of the Michigan Planning Enabling Act (MCL 125.3839):

- Each municipality (19 townships, 7 villages, and 1 city) located within Jackson County [MCL 125.3839(2)(a)]
- Each municipality (22 townships) adjacent to Jackson County [MCL 125.3839(2)(a)]
- The regional planning commission serving Jackson County [MCL 125.3839(2)(b)]
- Each county (7) contiguous to Jackson County [MCL 125.3839(2)(c)]
- Each public utility company (11), railroad company (2), and public transit agency (1) owning or operating a public facility in Jackson County and any registered governmental entity (0) [MCL 125.3839(2)(f)]
- The county road commission and the state transportation department [MCL 125.3839(2)(g)]

The Planning Commission may utilize electronic mail and its website for future required submittals regarding the development and approval of the *Jackson County Master Plan*. Please notify Grant Bauman in writing if you prefer to receive hard copies of future communications. Other questions and comments should also be directed to Mr. Bauman. His contact information is listed below:

Jackson County Planning Commission  
c/o Grant Bauman, Principal Planner  
Region 2 Planning Commission  
120 W. Michigan Avenue  
Jackson, MI 49202  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

Geoffrey W. Snyder  
**COUNTY DRAIN COMMISSIONER**

County Tower Building Jackson, Michigan 49201  
Mon.-Fri. 8-5 / 788-4398



March 1, 2019

Mark Carpenter, Clerk  
Leoni Township  
913 Fifth Street, P.O. Box 375  
Michigan Center, MI 49254-0375

Re: Proposed Gas Fueling Station

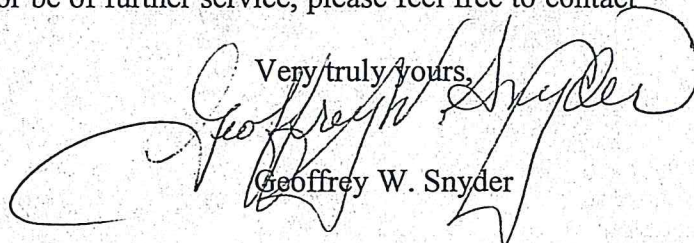
Dear Mr. Carpenter:

This Office: has reviewed: the captioned site plans dated July 24, 2018 (received by e-mail dated February 11, 2019), prepared by Bendzinski Land Surveying Co.; visited the site, and; recommends that the Township's Planning Committee approval of the site plan be reversed, for the following reasons:

1. The site plans do not provide for any storm water management, as required by both the Jackson County Storm Water Management and the Upper Grand River Management Plans.
2. There is no capacity in either the Kennedy Drain or the Decker Drain east of US-127, which results in seasonal flooding issues for the properties situated along both Bender and Munith Roads.
3. The site plans do not provide for an oil/gas separator, prior to discharging into the Kennedy Drain.

If I can provide additional information or be of further service, please feel free to contact this Office.

Very truly yours,



Geoffrey W. Snyder

via e-mail to: [joechambers55@yahoo.com](mailto:joechambers55@yahoo.com)  
[descon330@sbcglobal.net](mailto:descon330@sbcglobal.net)