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LEONI TOWNSHIP BOARD OF TRUSTEES MEETING
MINUTES
December 10, 2019

The Leoni Township Board of Trustees held a Regular Board Meeting on December 10, 2019 @ 6:00 PM in the Leoni Township Hall, 913 Fifth St., Michigan Center, Michigan.

Call to Order 6:03 pm
Members Present: Supervisor Linnabary, Clerk Pickett, Treasurer Clemente and Trustees Cole, Cox, McGee and Horning
Members Absent: None
Attendance Approximately: 35

BRIEF PUBLIC COMMENT:

Public Comment Opened 6:04 pm
Public Comment Closed 6:06 pm

APPROVAL OF AGENDA

*Motion by Linnabary, support by Cox to **approve** the agenda as presented*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays*

Motion Carried

APPROVAL OF ACCOUNTS PAYABLE

*Motion by Linnabary, support by Cole to **approve** accounts payable as presented, Bills Due November 12, - December 2, 2019 for \$47,292.28 and Bills Due December 10, 2019 for \$375,393.51.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays*

Motion Carried

CONSENT AGENDA

*Motion by McGee ~~Linnabary~~, support by Cox to **approve** November 12, 2019 Minutes with the amended changes,*

Item#14 – strike “Blackman/Leoni blended”,

Item#7 - Conditional/Special Use permit for ~~Kiekin’ Brass~~ Joseph Trolz for a Sport Shooting Range at 2881 N Portage Rd, Parcel ID# 000-09-25-101-001-00

With the following conditions ~~as per~~ based on information and facts from Leoni Township Planning Commission recommendations and the Affidavit provided by applicant and the

check list from Joe Chambers, Bldg/zoning Admin, showing all requirements of the zoning ordinance had been satisfied, the Township Board finds all requirements for the issuance of the conditional use/special use permit have been met. (See Attachments):

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays

Motion Carried

Motion by Linnabary, support by Cox to **approve** departmental reports as presented.

Motion Carried by Voice Vote

OLD BUSINESS:

- 1.) Recommendation from the Planning Commission meeting on August 21, 2019 the following changes to the setbacks for lot coverage and lot-ceilings as follows:
AG from 10% to 50%, 10% coverage of that will be unrestricted, 40% for crop production only and an additional 25% available for indoor crop production as a conditional use for a potential of 75% total.

Motion by McGee, support by Cox to **approve** lot coverage in AG from 10% to 25%

Discussion by Cole noting other townships lot coverages

Motion amended by McGee, supported by Cox to increase lot coverage in AG from 10% to 20%

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried**

Heavy Industrial from 25% to 50%

Motion by Linnabary, support by McGee to increase lot coverage in Heavy Industrial from 25% to 50%.

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried**

Light Industrial from 25% to 50%

Motion by Linnabary, support by Cox to increase lot coverage in Light Industrial from 25% to 50%.

Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried**

- 2.) Text Amendment to B4, B5, LM and M to include:

Marihuana uses as otherwise permitted by state law and the Township's ordinances

Motion by McGee, support by Cox to **approve** text amendments to B4, B5, LM, M to add "marihuana uses as otherwise permitted by state law and the Township's ordinances."

Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried**

- 3.) Review TRU North (DLG & Associates) Site Plan for #91 TRU North Provisioning Center

Motion by Horning, support by Cox to **table** and move back to the Planning Commission for Site Plan Review. **Motion Carried by Voice Vote**

NEW BUSINESS:

1.) Adult Use Budget

*Motion by Clemente, support by Cole to **approve** the Adult Use Budget for period ending June 30, 2020 as presented*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

2.) Invoice from Seven Brothers Painting for Frost Free roof vent for the ground storage Tank by F&V

*Motion by Clemente, support by Linnabary to **approve** the invoice from Seven Brothers Painting to Furnish and install Frost free roof vent and fabricate, furnish and install overflow pipe for \$8,900.00, funds to be paid out of Water maintenance allowance.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

3.) Consumers Energy General Interruptible Provision Agreement

*Motion by Linnabary, support by Pickett to **approve** General Provision Agreement from Consumers Energy.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

4.) Choice - Adult Use Marihuana License #1 - Processor - Phelps Drive

*Motion by Linnabary, support by Cox to **approve** Choice Adult Use Marihuana License #1 – Processor on Phelps Drive*

*Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried***

5.) Choice – Adult Use Marihuana License #2 - Provisioning (Retail) – Page Ave.

*Motion by Linnabary, support by McGee to **approve** Choice Adult Use Marihuana License #2 Provisioning (Retail) Page Ave.*

*Roll call vote: 5 Ayes Linnabary, Pickett, McGee, Horning and Cox
2 Nays Cole, Clemente*

Motion Carried

6.) Evergreen Logistics LLC - Adult Use Marihuana License #3 - Secure Transport – Ann Arbor Rd.

*Motion by McGee, support by Pickett to **approve** Evergreen Logistics LLC Adult Use Marihuana License #3 Secure Transport Ann Arbor Rd.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

7.) NTH Farms Inc. #95 Medical Marihuana Grow License – Falahee Rd.

*Motion by Linnabary, support by Cox to **approve** NTH Farms Inc. #95 Medical Marihuana Grow License Falahee Rd.*

*Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried***

8.) Withdraw Provisioning License from Pharmaco, Thrive license was contingent on purchase agreement.

Motion by Cole, support by Linnabary to withdraw provisioning License from Pharmaco, license was contingent on the purchase agreement between Thrive and Pharmaco which is no longer valid.

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

9.) MERS Retiree Health Funding Vehicle Uniform Resolution

*Motion by Clemente, support by Cole to **approve** The MERS Retiree Health Funding Vehicle Resolution as presented.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

*Motion by Clemente, support by Cole to **approve a** resolution establishing authorized signatories for MERS contracts and service credit purchase approvals as the Treasurer Patrick Clemente, Supervisor Howard Linnabary and Clerk Kerry Pickett*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

10.) Quote for new Windows 10 Upgrade Computers for the Treasurer's Office

*Motion by Clemente, support by Cole to **approve** 2- Windows 10 OS desktop computers, 2- Office Home & Business 2019, 2 - 22" LED/LCD Monitors and 1- TV wall mount Arm for \$2,112.00 for the Treasurer's Office purchased through IT Right.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

11.) 2020 Board of Trustees Meeting Schedule

*Motion by Pickett, support by Linnabary to **approve** the 2020 Board of Trustees Meeting Schedule.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

12.) 2020 Board of Trustees Holiday Schedule

Motion by Horning, support by Cox to revise the Leoni Township Handbook to Add Martin Luther King Day and Columbus Day to the Employee Handbook, also to combine Thanksgiving and the Day after Thanksgiving to the same item as additional Holidays in the Employee Handbook.

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

*Motion by McGee, support by Pickett to **approve** the 2020 Holiday Schedule with the suggested changes.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

13.) Resolution to adopt license application fees on recreational Marihuana

*Motion by Pickett, support by Cox to **approve** resolution to adopt license application fees on recreational marihuana in the amount of \$5,000.00*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

14.) Reduce Helene Rhoades position from Full time to Part time not to exceed 24 hours/wk
*Motion by Cox, support by Pickett to **accept** Helene Rhoads Retirement Letter as presented and to Reduce her employment from full time to part time at \$25/hr with no health benefits and not to exceed 24 hours per week.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

15.) Move Melissa Martin from part time to full time and remain at \$16/hr at 35 hr/wk
*Motion by Linnabary, support by Clemente to **approve** Melissa Martin to a full-time position in the assessing office at 35 hrs/wk at her current pay of \$16.00/hr.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

16.) Quit Claim Deed – to the Estate of Veronica A Brown, deceased, a 20-foot strip of vacated Baldwin Rd.

*Motion by McGee, support by Pickett to **approve** resolution of the board giving permission to the executive committee to sign the requested quit claim deed to the Estate of Veronica A Brown, deceased, in regards to the 20 ft strip of vacated land on Baldwin Rd as to legal description of Parcel 2 on Title Commitment supplied by American Title Co.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

17.) Cross Connection Ordinance

*Motion by McGee, support by Cole to **approve** the Cross-connection Ordinance with the amendment to remove “or private” from Section 38-78 (a).*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

18.) Text Amendment to Ordinance 22 Outdoor Gathering Proposed Changes

*Motion by Horning, support by McGee to **table** the Outdoor Gathering Ordinance changes and send to the Ordinance Committee for further recommendations soon.*

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

19.) Text Amendment Changes to Adult Use Ordinance

*Motion by McGee, support by Pickett to **accept** changes to Adult Use Ordinance per recommendations supplied by Cullen Harkness, Atty, except: Do NOT strike language in 41.02 (7) & (8) and do NOT strike language in 41.11 item C and add “substantial” to 41.13 (8)*

*Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried***

20.) Public Safety Millage Renewal May 2020 Ballot Language

*Motion by Pickett, support by Cole to **approve** May 2020 Public Safety Millage Renewal Ballot language and authorize the Township to place on the ballot.*

Motion Carried by Voice Vote

21.) Roofing proposals for 5860 Brills Lake Road fire station.

*Motion by McGee, support by Cox to **table** to allow the Building inspector to reach out to the other contractors for fair pricing opportunities.*

Motion Carried by Voice Vote

22.) Medical Marihuana ordinance language revision to accommodate card holder entrance in regards to new Adult Use ordinance.

*Motion by Pickett, support by Cox to **amend** Section 7 (M) of the Medical Marihuana Ordinance to read: **All registered patients, who enter a Provisioning Center for purposes of conducting business allowed under the MMFLA must present both their Michigan Medical Marihuana patient/caregiver identification card and government issued photo identification prior to entering restricted/limited areas or non-public areas of the Provisioning Center, and if no restricted/limited area is required, then promptly upon entering the Provisioning Center.***

*Roll call vote: 7 Ayes Linnabary, Pickett, Clemente, McGee, Cole, Horning and Cox
0 Nays **Motion Carried***

23.) Messick's Invoice for Repair Kit for sweeper machine \$1,818.75

*Motion by Linnabary, support by Pickett to **approve** Messick's Proposal for the repair kit on the DPW tractor/sweeper in the amount of \$1,818.75 from the maintenance fund. DPW workers will be doing the labor install.*

*Roll call vote: 6 Ayes Linnabary, Pickett, Clemente, McGee, Horning and Cox
1 Nays Cole **Motion Carried***

PUBLIC COMMENT:

Public Comment Opened 7:31pm

Public Comment Closed 7:31 pm.

Motion by Linnabary to adjourn, support by Cox

Meeting adjourned at 7:32 p.m.

Motion Carried

Kerry Pickett, Clerk