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**PLANNING COMMISSION MINUTES**  
**February 19, 2020**

The Leoni Township Planning Commission held a meeting Wednesday, February 19th, 2020 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:02 pm

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

Members absent: 0

Persons in attendance: 10

Purpose of Planning Commission read by V. Beckwith

*Motion by J. Southworth, supported by D. Helmlinger to approve the agenda as written.*

***Motion approved by Voice Vote***

*Motion by B. Carroll, supported by L. Maurer to approve the minutes from 1/8/2020 as written.*

***Motion approved by Voice Vote***

*Motion by J. Southworth, supported by L. Maurer to approve the minutes from 1/22/2020 as a discussion.*

***Motion approved by Voice Vote***

<b>Public Comment:</b>	<b>Open at</b>	<b>6:40 pm.</b>
	<b>Closed at</b>	<b>6:42 pm.</b>

**K. Pickett:** Last meeting there were 2 parcels brought to the meeting but only 1 parcel was applied for. It was changed at the night of the meeting and a new site plan was given at the meeting. There is a reason why 30 days are given to approve a site plan. The checklist was not gone over. Applicant came in the next day with a new site plan. Spoke with our lawyer Mr. Conti and he said only non-substantive changes are allowed and this was substantive because it was a whole new parcel. I understand the Planning Commission approved the site plan with the motion stating as long as all zoning requirements are met. I feel like this was rushed through.

**K. Dean:** I heard the zoning administrator give advice at the last meeting that was ignored and not taken on this property. This board needs to stop making decisions for the public and thinking they know what is best for everybody in the township.

**NEW BUSINESS:** GH2 LLC Site Plan Review  
Planning Commission read through the check list.

*Motion by J. Southworth, supported by D. Helmlinger to accept site plan review for GH2 LLC Parcel # 000-09-33-451-001-00 with the conditions of the drain commissioner.*

**Voice vote: Ayes: K. Cole, D. Helmlinger, B. Lester, L. Maurer, J. Southworth, V. Beckwith and B. Carroll**

**Nay:**

***Motion Carried***

**OLD BUSINESS:** Master Plan Review with Grant Baumann  
Grant went over the goals and objectives of roughly half of the Master Plan and defined a Timeframe and a responsibility from the Board.

**Discussion:** D. Helmlinger made the request that we have a need for commercial/industrial zoning along the I-94 and 127 corridor and would like for it to be added to the Master Plan.

**Public Comment:**                   **Open at       7:29 pm.**  
   **Closed at     7:32 pm.**

**Chris Brennan:** I am from Exit Realty and I have a client that came in for a rezone and they felt that they were treated with bias, specifically from Mr. Cole. This property runs along the 127 corridor.

**K. Cole:** I voted against it because of the road access. They never came back and reapplied. Why didn't they come back and apply?

**J. Southworth:** You are referring to the Seffernick property. I think it would have been accepted if the entrance would have been off Dettman instead of Gregory.

**V. Beckwith:** Why does it seem like K. Cole always objects to everything.

*Motion by V. Beckwith, supported by D. Helmlinger to recommend to the Board of Trustees to remove K. Cole as liaison.*

**Voice vote: Ayes: D. Helmlinger, B. Lester, L. Maurer, B. Carroll and V. Beckwith**

**Nay:**

**Abstain: J. Southworth because I have sat next to him for 3 years & K. Cole**

***Motion Carried***

*Motion to adjourn by V. Beckwith, supported by D. Helmlinger*

***Motion approved by voice vote***

**Adjourn 8:05 pm.**

**Next meeting: March 18, 2020**