

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

**PLANNING COMMISSION MINUTES**  
**April 17, 2019**

The Leoni Township Planning Commission held a meeting Wednesday, April 17, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:32 pm

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

Members absent: 0  
Persons in attendance: 24

Purpose of Planning Commission read by J. Spencer.

Motion by Beckwith, supported by Southworth, to approve the agenda.  
**Motion carried by voice vote.**

Motion by Cole, supported by Southworth, to approve the minutes of April 3, 2019.  
**Motion carried by voice vote.**

**Public Comment:**           **Open at       6:36 pm.**  
   **Closed at     6:46 pm.**

**Old Business:**           **1) Opting in or out of Marihuana Businesses.**  
  April 20<sup>th</sup> is the the last day for license application  
  deadline. We will not have any hearings before this date; it  
  will give us a better idea of how many we are dealing with.

**New Business:**           **1) Rezoning 8975 Page Ave.**  
  Matthew Baker request for rezoning from agricultural to  
  Heavy Industrial

**Public Hearing:**           **Opened at   6:48 pm**

**Chairman Spencer requested comment from applicant:**  
Attorney representing Matthew Baker, asks board to rezone 8975 ~~Ann~~  
~~Arbor Rd.~~ Page Ave. for economic opportunity.

**Chairman Spencer requested comment from public:**           **None.**

**Chairman Spencer requested Board comment:**

Southworth does not think they have enough road frontage and to much surrounding residential properties.

Cole had concerns about Medical/Recreational Marihuana in this area.

**Public Hearing:** Closed at 7:07 pm

*Motion by Spencer that it be recommended to the Board of Trustees, 8975 Page Ave. be rezoned from Agricultural to Industrial, supported by Helmlinger.*

*Roll Call Vote: 5 Yays Beckwith, Spencer, Maurer, Helmlinger & Lester  
2 Nays Southworth and Cole*

*Motion carried.*

## 2) 6300 Ann Arbor Rd. Conditional Use Permit

**Public Hearing opened: 7:08 pm**

**Chairman Spencer requested comment from applicant:**

Architect for Speedway and Company Representative

Submitted plans for a B5 conditional use for a Speedway gas station & café.

**Chairman Spencer requested comment from Public:**

None.

**Chairman Spencer requested comment from the Board:**

Mr. Cole commented that it is allowed in our Ordinance.

**Public Hearing Closed: 7:23pm**

*Motion by Spencer to recommend to the Board of Trustees that approval of 6300 Ann Arbor Rd., B5 Conditional Use for Speedway be granted.*

*Roll Call Vote: 7 Yays Beckwith, Spencer, Maurer, Southworth, Helmlinger, Cole & Lester.*

*0 Nays*

*Motion carried*

## 3.) Board review of 6300 Ann Arbor Rd. Site Plan for Speedway Gas Station.

**Public Hearing:** Opened at 7:24 pm

**Chairman Spencer requested comments from Speedway representatives;**

Presentation given by Architect for Speedway and Company Representative.

**Chairman Spencer requested comment from Public;**

Ms. Dean commented that right hand only turns should be allowed by semi-trucks.

**Chairman Spencer requested comment from Board;**

Board question about traffic patterns,  
Answered; Speedway has prepared and is submitting traffic study to JCDOT/MDOT for review. Board agrees that it is up to JCDOT/MDOT.

Cole asked about landscaping intentions.

Mr. Spencer asked Mrs. Helmlinger if design looked appropriate as she has expertise in these matters, she replied yes.

Check List was gone through, no negative findings.

**Public Hearing Closed: 7:50pm**

*Motion made by Spencer to recommend approval of Site Plan for Speedway Project 6300 Ann Arbor Rd. to Board of Trustees, Supported by Beckwith*

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer & Helmlinger.*

*0 Nays*

***Motion carried.***

**Public Comments:            Opened at    7:51 pm**  
**Closed at    7:51 pm**

*Motion by Spencer, supported by Beckwith to recommend that Board of Trustees ask JCDOT/MDOT for right hand turn only for 6300 Ann Arbor Rd. exit.*

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer, Helmlinger.*

*0 Nays*

***Motion carried.***

**Board Discussion:** Beckwith wants to know if a variance can be granted beyond 180 days if it is approved and not started within 6 months.

Southworth wants to add more equipment for small Children at Leoni Township Park. Lions do not want more, but the Lioness' do.

Cole supports Southworth suggestion.

Spencer makes comment about M-Live's continuing negative comments about Leoni Township. He could care less what they think of Leoni, they will never say anything positive anyway.

Helmlinger agrees.

**Adjourn to the call of the Chair: 8:03 pm.**

**Next meeting: May 1st, 2019**