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PLANNING COMMISSION MINUTES
August 21st, 2019

The Leoni Township Planning Commission held a meeting Wednesday, August 21st, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:33 pm

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

Members absent: None

Persons in attendance: 46

Purpose of Planning Commission read by J. Spencer

Public Comment: Open at 6:37 pm.
Closed at 6:41 pm.

Motion by V. Beckwith supported by D. Helmlinger to approve the Agenda as written
Motion adopted by voice vote.

Motion by J. Southworth and supported by L. Maurer to approve the minutes from August 7th as written.
Motion adopted by voice vote.

OLD BUSINESS: 1.) Review lot ceiling, lot coverage on setbacks

Discussion: K. Cole stated he doesn't understand why such large increases in lot coverage. K. Cole researched outlying townships such as Hudson, Clinton and Leslie and they are all in line with where our current lot ceiling and lot coverage setbacks are today. J. Spencer believed this change is needed to accommodate more indoor growth of food and changes to industrial businesses.

Motion by D. Helmlinger, supported by J. Spencer to recommend to the Board of Trustees the following changes to the setbacks for lot coverage, lot ceilings as follows:
AG from 10% to 50; of the 50% coverage, 10% coverage will be unrestricted, and 40% will be for crop production only, and there will be an additional 25% available for indoor crop production as a conditional use for a potential of 75% total.
Heavy Industrial from 25% to 40%
Light Industrial from 25% to 50%

Roll call vote: 6 Ayes J. Spencer, D. Helmlinger, B. Lester, L. Maurer, J. Southworth and V. Beckwith
1 Nay K. Cole

Motion Carried

NEW BUSINESS: 1.) Create a definition for variance.

Motion by K. Cole, supported by J. Spencer to refer the creation of a definition of variance to the township legal counsel and have the township legal counsel provide the definition to the Board of Trustees.

Motion adopted by voice vote.

OLD BUSINESS: 1) Opting In/Out of Recreational Marijuana

Public Comment: Open at 7:51 pm.
Closed at 8:55 pm.

Discussion: D. Helmlinger provided handouts that explained the difference between Medical and Recreational and staying in versus opting out of Recreational Marijuana.

K. Cole presented the fact that people stood up and stated that they would have liked more information from a pro and con perspective providing the facts and not opinions and therefore we should have someone here to present from the Jackson prosecuting attorney office to provide information on the cons.

Mr. Conti explained that if we do nothing as a township on opting in/out of recreational marijuana then come December 7th we will automatically be opted in because December 6th is the deadline. Will have to do an affirmative vote to opt out. Opting in will give the township the opportunity to get 10% in excise tax but the state administrative fees will come out first. The 10% is split by the number of facilities you have in the state and is only for retail and micro grow facilities. The recreational marijuana funds go into the township General Fund versus the Medical Marijuana funds go into the Medical Marijuana fund only.

Motion by K. Cole, supported by J. Southworth to have someone from the prosecuting attorney's office come to the September 4th Public Hearing on Opting In/Out of Recreational Marijuana for question and answer.

Motion adopted by voice vote

Motion by D. Helmlinger, supported by L. Maurer to have Attorney Denise Pollicella, a cannabis attorney of MI., Mr. Conti the townships legal representation, Sergeant Stowe the townships MM officer, a representative from Choice Labs, and a representative from Rair for a question and answer at the September 4th Public Hearing on Opting In/Out of Recreational Marijuana

Motion adopted by voice vote

Public Comment: Open at 9:14 pm.
Closed at 9:16 pm.

Motion by J. Spencer, supported by J. Southworth to adjourn meeting.

Motion adopted by voice vote.

Adjourn 9:20 pm.

Next meeting: September 4, 2019