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#### PLANNING COMMISSION MINUTES October 21<sup>st</sup>, 2020

The Leoni Township Planning Commission held a meeting Wednesday, October 21st, 2020 @ 6:00pm via the Zoom.us conferencing suite.

Meeting opened to call of the Chair: 6:00pm

Members Present: J. Southworth, D. Helmlinger, V. Beckwith, B. Lester, B. Carroll, L. Maurer, K. Cole Members Absent: Persons in Attendance: 26 (count from Zoom)

Motion by B. Carroll, supported by J. Southworth to **approve** the agenda as written <u>Voice vote</u> <u>Ayes: D. Helmlinger, B. Lester, J. Southworth, V. Beckwith, B. Carroll, L. Maurer, K. Cole</u> Nay:

### Motion Carried via Roll Call

Motion by V. Beckwith, supported by J. Southworth to **approve** the minutes from 10/7/2020 <u>Voice vote</u> Ayes: D. Helmlinger, B. Lester, J. Southworth, V. Beckwith, B. Carroll, L. Maurer, K. Cole Nay:

Motion Carried via Roll Call

Public Comment:	Open at	6:06pm
	Closed at	6:08pm

### **OLD BUSINESS:**

Motion by J. Southworth, supported by D. Hemlinger to **approve** the Site Plan for Green Stop LLC (Parcel 000-14-05-351-001-02)

Discussion: Although there was some confusion over setbacks in Light Industrial (ML), Municode identifies 35 feet as the rear setback. Municode, as the publicly available and published set of codes and ordinances, will be used as the source of truth.

<u>Voice vote</u> Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith Nay: K. Cole

Motion Carried via Roll Call

Motion by J. Southworth, supported by L. Maurer to **table** the Site Plan Review for High Tech Plastics (Parcel 000-14-05-376-012-00)

### Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith, K. Cole Nay:

## Motion Carried via Roll Call

Motion by K. Cole, supported by J. Southworth to **table** the Site Plan Review for Leoni Reserve (Parcel 000-14-06-476-001-03)

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith, K. Cole Nay:

## Motion Carried via Roll Call

Motion by B. Carroll, supported by D. Hemlinger to **table** the Planning Commission Bylaw Amendments

<u>Voice vote</u>

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith Nay: K. Cole

Motion Carried via Roll Call

# **NEW BUSINESS:**

Public Hearing Opened at: 7:22pm Public Hearing Closed at: 7:23pm

Motion by J. Southworth, supported by D. Hemlinger to **approve** the rezone of Parcel 000-14-06-301-009-01 (PTC Industrial Sales) from B4 to ML

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Carroll, L. Maurer, V. Beckwith, K. Cole, B. Lester Nay:

Motion Carried via Roll Call

Motion by J. Southworth, supported by D. Hemlinger to **approve** the Site Plan for Matthew Baker (Parcel 000-14-12-226-001-03)

<u>Voice vote</u>

*Ayes: D. Helmlinger, J. Southworth, B. Carroll, L. Maurer, V. Beckwith, K. Cole Nay:* 

Abstain: B. Lester (due to possible conflict of interest) Motion Carried via Roll Call

<b>Public Comment:</b>	Open at	7:52pm
	<b>Closed</b> at	7:53pm

Motion by B. Carroll, supported by J. Southworth to adjourn the meeting. Ayes: D. Helmlinger, J. Southworth, L. Maurer, B. Lester, B. Carroll, V. Beckwith, K. Cole Nay:

Motion Carried via Roll Call

Adjourned at 7:53pm

Next meeting: November 4<sup>th</sup>, 2020