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PLANNING COMMISSION MINUTES

March 15, 2017

The Leoni Township Planning Commission held a meeting Wednesday, March 1, 2017,
@ 6 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan

Members Present: J. Spencer, L. Maurer, J. Kruse, J. Southworth, V. Beckwith & B. Lester

Members absent: K. Cole

Persons in attendance: 16

Public Comment: Open at 6:33 pm.

James Cannon – has met with Howard regarding his farm at 5067 Page Avenue, current charges against him. Asked if the Planning Commission can recommend any way to help his keep his farm intact. States he has owned and run the farm since May of 1964. Has a meeting with Mr. Linnabary and Mr. Roe next week.

Public Comment: Closed at 6:37 pm.

Purpose of Planning Commission read by Spencer.

Motion by Beckwith, supported by Maurer, to approve of the agenda as presented.

Motion carried by voice vote.

Motion by Kruse, supported by Spencer, to approve the minutes of March 1, 2017.

Motion carried by voice vote.

Public Hearing:

Roy Simpkins/Jeff Wyers, 119 Grand Street

Mr. Simpkins stated he would like to rezone in order to live in and run a daycare business out of the home, and, with the property being zoned business, he cannot get a loan.

Mr. Wyers is the current owner and is ok with the rezone.

Mrs. Southworth spoke with Mr. Bauman at Jackson County Region 2. They don't like spot zoning. She also cited the Master Plan as concurring with Region 2.

Mr. Spencer went on record as being for mixed use zoning and doesn't see a problem with rezoning; recommends R-4.

Nora Sharpe-McGee, a realtor located on Fifth Street, stated that it appears that the zoning on this property has been changed back and forth several times and agrees it should be rezoned R-4.

Keith VanPoperin compared Mr. Cannon's and Mr. Wyers' situation regarding rezoning.

Mr. Cannon feels he should be grandfathered in.

Mr. Kruse asked if this would open up to other homes in B-2 to rezone.

Mr. Spencer feels there could be conditions, if necessary, but stated that the property would be more attractive to potential buyers in the future if it is zoned R-4.

Motion by Spencer, supported by Beckwith, to recommend changing 119 Grand Street to R-4.

Tie Vote-Motion Defeated: Ayes; Spencer, Lester and Kruse. Nays; Southworth, Maurer and Beckwith.

Discussion: New Business: None

Discussion: Old Business

Blight – The ride-alongs have not started yet, but Mr. Linnabary stated Mr. Cole and himself plan to go with the City Inspectors over the next 2-3 months.

Mr. Kruse recommended not having the blight issue on the agenda until they get more information.

Public Comment: Open at 7:16 pm.

Mr. Cannon stated that he owns a house on Fifth Street and had heard the Township wants to put a strip mall where the three houses sit immediately south of the railroad tracks.

Public Comment: Closed at 7:18 pm.

Discussion: Mrs. Southworth and Mr. Kruse spoke about attending the Site Plan Seminar that they attended at Napoleon Township on March 8th, along with Mrs. Maurer, Mr. Cole and Mr. Linnabary. They felt that it was very informative.

Adjournment: 7:19 pm.

Dorothy Dickinson, secretary

Next meeting: April 5th, 2017

