

LEONI TOWNSHIP OFFICE
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LEONI TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES
OCTOBER 14, 2025

The Leoni Township Board of Trustees held a Regular Board Meeting on OCTOBER 14, 2025 @ 6:00 PM
THE MEETING WAS HELD IN PERSON

CALL TO ORDER 6:00 PM

ROLL CALL

MEMEBERS PRESENT: SUPERVISOR LINNABARY, CLERK NORRIS, TREASURER KING, TRUSTEE'S KINCH,
COX, HILL, AND JENNINGS

MEMBERS ABSENT: NONE

ATTENDANCE APPX: 16 IN PERSON

PUBLIC COMMENT:

PUBLIC COMMENT OPENED: 6:00 PM

PUBLIC COMMENT CLOSED: 6:03 PM

S. KINNEY-REZONE FOR PINE HOLLOW GOLF COURSE

APPROVAL OF AGENDA:

*MOTION BY LINNABARY, SUPPORT BY KING **TO APPROVE** THE AGENDA*

VOICE VOTE: 7 AYES

0 NAYS

0 ABSENT

MOTION PASSED

APPROVAL OF ACCOUNTS PAYABLE:

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** \$2,340,793.20 FROM SEPT 11, 2025-SEPT
30, 2025 PAYROLL RUNS AND MERS PAYMENTS INCLUDED*

ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS

0 NAYS

0 ABSENT

MOTION PASSED

3. APPROVE THE FVCM BID PHASE AUTHORIZATION LETTER FOR CONSTRUCTION MANAGEMENT AGREEMENT-BID PHASE AUTHORIZATION MAIN PUMP STATION IMPROVEMENTS IN THE AMOUNT OF \$22,900 TO BE PAID FOR OUT OF COLLECTIONS

*MOTION BY LINNABARY, SUPPORT BY JENNINGS **TO APPROVE** THE FVCM BID PHASE AUTHORIZATION LETTER FOR CONSTRUCTION MANAGEMENT AGREEMENT-BID PHASE AUTHORIZATION MAIN PUMP STATION IMPROVEMENTS IN THE AMOUNT OF \$22,900 TO BE PAID FOR OUT OF COLLECTIONS*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

4. APPROVE THE REZONE FOR INTERSTATE CAPITAL DEVELOPMENT, LLC. 5400 TRAILER PARK DR (LAHINCH RD) PARCEL NO. 000-09-20-476-001-02 FROM OPEN SPACE DEVELOP (OS) TO HEAVY INDUSTRIAL (M)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** THE REZONE FOR INTERSTATE CAPITAL DEVELOPMENT, LLC. 5400 TRAILER PARK DR (LAHINCH RD) PARCEL NO. 000-09-20-476-001-02 FROM OPEN SPACE DEVELOP (OS) TO HEAVY INDUSTRIAL (M)*

*DISCUSSION: TOWNSHIP BOARD DECIDED TO TABLE THE MOTION TO RE-NOTICE RESIDENTS WHO LIVE WITHIN THE TRAILER PARK SINCE NOTICE WAS ONLY SENT TO THE OWNER OF THE PARK
MOTION WAS WITHDRAWN*

MOTION TABLED

5. APPROVE THE REZONE FOR INTERSTATE CAPITAL DEVELOPMENT, LLC. 26.99 ACRES VACANT FARMLAND HAWKINS RD, PARCEL NO. 000-09-20-452-001-00 FROM SUBURBAN RESIDENTIAL (RS) TO HEAVY INDUSTRIAL (M)

*MOTION BY KINCH, SUPPORT BY COX **TO APPROVE** TABLING REZONE*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION TABLED

6. RE-HEAR THE SITE PLAN ORDINANCE REVIEW AMENDMENT TO FINALIZE THE STEP TO HAVE THE REGION 2 PLANNING COMMISSION GIVE ANY COMMENT REGARDING THE PROPOSED ZONING TEXT AMENDMENT FOR SITE PLAN REVIEWS AND APPROVALS (CLOSING OUT THE LOOP)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO RE-HEAR** THE SITE PLAN ORDINANCE REVIEW AMENDMENT TO FINALIZE THE STEP TO HAVE THE REGION 2 PLANNING COMMISSION GIVE ANY COMMENT REGARDING THE PROPOSED ZONING TEXT AMENDMENT FOR SITE PLAN REVIEWS AND APPROVALS (CLOSING OUT THE LOOP)*

DISCUSSION: AFTER DISCUSSION, MOTION WAS WITHDRAWN

7. APPROVE THE DEALER ZONING FORM FOR MAGICAL AUTO SALES & REPAIR, LLC, 1014 S. SUTTON RD, CLASS B-USED VEHICLE DEALER

*MOTION BY LINNABARY, SUPPORT BY COX **TO APPROVE** THE DEALER ZONING FORM FOR MAGICAL AUTO SALES & REPAIR, LLC, 1014 S. SUTTON RD, CLASS B-USED VEHICLE DEALER*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

8. APPROVE THE DEALER MUNICIPALITY FORM FOR MAGICAL AUTO SALES & REPAIR LLC, 1014 S. SUTTON RD, CLASS B-USED VEHICLE DEALER

*MOTION BY LINNABARY, SUPPORT BY JENNINGS **TO APPROVE** THE DEALER MUNICIPALITY FORM FOR MAGICAL AUTO SALES & REPAIR LLC, 1014 S. SUTTON RD, CLASS B-USED VEHICLE DEALER*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

9. APPROVE #80 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** #80 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

10. APPROVE #81 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** #81 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

11. APPROVE #82 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)

*MOTION BY LINNABARY, SUPPORT BY KING **TO APPROVE** #82 LOWKEY PROPERTIES LLC (WHITE ASH CANNABIS) AN ADULT USE CLASS C GROWER LICENSE (S. DETTMAN RD)*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

12. APPROVE #83 MPM-R XI LLC (FUEL 420) AN ADULT USE LICENSE RETAILER (FALAHEE RD)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** #83 MPM-R XI LLC (FUEL 420) AN ADULT USE LICENSE RETAILER (FALAHEE RD)*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

13. APPROVE #84 MPM-R XII LLC (MONSTER EDIBLES) AN ADULT USE PROCESSOR (N. DETTMAN RD)

*MOTION BY LINNABARY, SUPPORT BY NORRIS **TO APPROVE** #84 MPM-R XII LLC (MONSTER EDIBLES) AN ADULT USE PROCESSOR (N. DETTMAN RD)*

*ROLL CALL VOTE: 7 AYES LINNABARY, NORRIS, KING, KINCH, COX, HILL, AND JENNINGS
0 NAYS
0 ABSENT*

MOTION PASSED

14. AWARD WORK TO REPAIR WELL 1A AND INSTALL A VFD (VARIABLE FREQUENCY DRIVE) BY NORTHERN PUMP & WELL IN THE AMOUNT OF \$38,757 TO BE PAID FOR OUT OF MAINTENANCE ALLOWANCE

