

Leoni Township Office
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PLANNING COMMISSION MINUTES
November 20, 2024

The Leoni Township Planning Commission held a meeting Wednesday, November 20, 2024 @ 6:00 p.m.
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

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

Members Present: Connie Gibson, Judy Southworth, Cody Lester, Mickey Balance and Ron Kinch
Members absent: William Miles and Bob Pickett
Persons in attendance: 12

Motion by J. Southworth, supported by C. Gibson to appoint Cody Lester as chair for the meeting
5 Ayes: C. Gibson, M. Balance, J. Southworth, C. Lester and R. Kinch
0 Nays

Pledge of Allegiance

Motion by J. Southworth, supported by C. Gibson to approve the agenda as written.
Motion adopted by voice vote

Motion by J. Southworth, supported by C. Gibson to approve the September 18 minutes as written
Motion adopted by voice vote

Public Comment: **Open at 6:08 pm.**
 Closed at 6:10 pm.

DISCUSSION:

PUBLIC HEARING:

- 1. 000-09-34-476-009-00**
7519 E. Michigan
DG BTS Jackson LLC Site Plan Review

DISCUSSION:

Todd Leutz, Sue Rodriguez, Linda Oryan spoke on behalf of the surrounding neighborhood about the driveways, the traffic, the lighting and an underground tank that was drained and removed as well as a privacy fence on the property.

Jason from Nedderville Engineering as well as the property owner spoke on behalf of DG BTS and stated that they hired G2 as an environmental consultant firm to remove the tank on the property and performed a Phase I and II soil sampling and provided a report that stated the

property was clean. The Engineering firm also addressed the driveways and stated they will go from two entrances down to one on Eastland and that there will be two parking lot lights that have a downward projection so it will not project to the neighbors as well as a 6' fence on the south and west side of the parking lot.

Motion by R. Kinch, supported by C. Lester to approve the Site Plan Review as presented for 000-09-34-476-009-00 at 7519 E. Michigan Avenue.

5 Ayes: C. Gibson, M. Ballance, J. Southworth, R. Kinch and C. Lester

Motion Carried

RESERVE:

1. Master Plan Finalization

DISCUSSION:

R. Kinch and board agreed to have this left on the agenda until we get the maps done.

Motion by R. Kinch, supported by C. Gibson to adjourn the meeting at 6:40 PM.

Motion adopted by voice vote

Meeting Adjourned 6:40 pm.

Next meeting: December 4, 2024