

**Leoni Township Office**  
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**PLANNING COMMISSION MINUTES**  
December 1, 2021

The Leoni Township Planning Commission held a meeting Wednesday, December 1, 2021 @ 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, W. Miles, B. Lester, D. Perrine, V. Beckwith, & Judy Southworth

Members absent: R. Kinch

Persons in attendance: 9

Pledge of Allegiance

*Motion by W. Miles, supported by J. Southworth to approve the December 1 Agenda as written.*

***Motion adopted by voice vote***

*Motion by D. Perrine, supported by W. Miles to approve the November 17<sup>th</sup> minutes as written*

***Motion adopted by voice vote***

**Public Comment:**           **Open at       6:07 pm.**  
   **No Comments**  
   **Closed at     6:07 pm.**

**NEW BUSINESS:**

- 1. 000-14-06-426-002-02, 000-14-06-426-004-00 & 000-14-06-426-005-00  
3618, 3620 & 3640 Page Ave.  
Carolina LLC/Monster Motors Site Plan Review**

**DISCUSSION:** Jessie Looter represented Monster Motors and stated that Monster Motors has outgrown their current footprint. One parking area which consists of 68 total spaces to adjacent wet land to the west. Main goal was to add an additional parking lot.

*Motion by W. Miles, supported by J. Southworth to approve the Site Plan for parcels 000-14-06-426-002-02, 000-14-06-426-004-00, and 000-14-06-426-005-00 to Carolina/Monster Motors.*

*5 Ayes: W. Miles, C. Gibson, D. Perrine, J. Southworth & V. Beckwith*

*0 Nays: 1 abstain, B. Lester*

***Motion Carried***

**2. 000-14-07-451-006-01**  
**2800 E. South St.**  
**Phoenix Meds Inc. Site Plan Review**

**DISCUSSION:** Jessie Looter stated that the property was a junkyard and Phoenix Meds will keep the existing building and will add three additional buildings for growing. Does require 1 large commercial well. Location of the well may change based on survey. Existing drainfield on site but if it is up to standard is yet unknown. Perk test will be done to make sure it is suitable for sanitary. That will be used for domestic waste only. There is a proposed 10,000-gallon under-ground storage tank. 1 large infiltration pond, could be enlarged to the north.

Mr. Perrine: Upon review of the 10,000-gallon under-ground storage tank, the dimensions and elevation of sea level on the site plans would show that the bottom of the tank would be about 5 feet below the rivers surface water. Brings questions of contamination and flow off. Is there any proposed containment system to address this issue? Tanks that will be installed will need to be approved and designed at a later date. This was just used as an example for the purpose of the site plan.

J. Southworth: If we approve this site plan the under-ground tank needs to be in the minutes as part of the motion.

*Motion by J. Southworth, supported by V. Beckwith to approve the site plan for parcel 000-14-07-451-06-01 for Phoenix Meds Inc. with the condition that the under-ground tank meets all EGLE state approvals.*

*6 Ayes: W. Miles, C. Gibson, B. Lester, D. Perrine, J. Southworth and V. Beckwith*  
*0 Nays:*

***Motion Carried***

**3. Lakeside Drive Rezone**

*Motion by D. Perrine, supported by C. Gibson, to approve the rezone from B-2 to R-1 for all the following parcels on S. Lakeside Drive 000-14-09-152-007-00, 000-14-09-153-009-00, 000-14-09-153-002-00, 000-14-09-152-002-01, 000-14-09-152-003-00, 000-14-09-152-004-00, 000-14-09-152-008-00, 000-14-09-153-006-00, 000-14-09-152-010-00, 000-14-09-153-008-00, 000-14-09-153-004-00, 000-14-09-152-006-00, 000-14-09-152-009-00, 000-14-09-153-003-00, 000-14-09-152-004-00, 000-14-09-151-002-00, 000-14-09-152-005-00, 000-14-09-153-005-00, 000-14-09-153-007-00, 000-14-09-153-001-00*

*6 Ayes: W. Miles, C. Gibson, B. Lester, D. Perrine, J. Southworth and V. Beckwith*  
*0 Nays:*

***Motion Carried***

**OLD BUSINESS:**

**1. Master Plan**

**DISCUSSION:** D. Perrine stated that the Master Plan sub-committee will meet again on December 16 at 5 PM and as long as there are no major changes to the Master Plan the committee should be able to put together a finished plan to present to the Planning Commission.

*Motion by W. Miles, supported by D. Perrine, to adjourn the meeting at 6:30 PM.*

***Motion adopted by voice vote***

**Meeting Adjourned 6:30 pm.**

**Next meeting: December 15, 2021**