



913 Fifth Street

Michigan Center, Michigan 49254 PHONE: (517) 764-4694

PLANNING COMMISSION MINUTES June 5, 2024

The Leoni Township Planning Commission held a meeting Wednesday, June 5, 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, Vern Beckwith, and Bob Pickett

Members absent: Ron Kinch, Cody Lester, and William Miles

Persons in attendance: (6)

Pledge of Allegiance

Motion by Southworth, supported by Gibson, to approve the agenda as presented.

Motion passed by voice vote.

Motion by Southworth, supported by Beckwith to approve the meeting minutes from April 3, 2024.

Motion passed by voice vote.

Public Comment: Open: 6:05 p.m. Closed: 6:05 p.m. (No Comments)

PUBLIC HEARING:

09-31-151-007-01

09-31-151-007-02

09-31-151-008-02

3100 East Michigan Avenue

Dettman Investment, LLC

DISCUSSION:

The applicant, Dettman Investment, LLC is requesting a conditional use permit to operate an Automotive Service Station, Convenience Store and Fast-Food restaurant. The current

zoning is B-4, which requires a conditional use permit for automotive service stations, with the following conditions:

- a. Premises used for such purposes shall not be less than 200 feet from any place of public assembly, including any hospital, sanitarium, or institution. Such measurement shall be along the usual line of street travel. Hereafter, no gasoline filling, and/or service station shall be permitted if the location constitutes a hazard to public safety and welfare.
- b. Buildings used for such purposes shall not be nearer than 50 feet to any R district.
- c. Any minor automobile repair work shall be done within the principal building on the premises.
- d. No overnight or weekend outside storage of trucks, trailers and/or tractors shall be permitted on the premises, and no partially dismantled, wrecked, or junked vehicles shall be stored for more than a total of eight hours outside the buildings on the premises.
- e. When such use abuts the side and/or rear line of a lot in any R district, a compact evergreen hedge, solid wall, or painted board fence not less than five feet shall be maintained at the property line.

Dettman Investment, LLC, the applicant, is requesting the above conditional use permit, in accordance with the above conditions. The application confirms that they understand the conditions and will abide by the conditions, if approved.

Motion by J. Southworth, supported by C. Gibson to approve the Site Plan Review as presented for the above parcels located at 3100 East Michigan Avenue.

Motion Carried

4 Ayes: C. Gibson, V. Beckwith J. Southworth, and B. Pickett

RESERVE:

1. Master Plan Finalization

A written update on the Master Plan was provided to the Planning Commission.

Motion by J. Southworth, supported by V. Beckwith to adjourn the meeting at 6:54PM.

Motion passed by voice vote.