

*Leoni Township Office*  
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**PLANNING COMMISSION MINUTES**

**December 6, 2017**

The Leoni Township Planning Commission held a meeting Wednesday, November 15, 2017,  
@ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan

Members Present: V. Beckwith, J. Southworth, B. Lester, K. Cole & J. Spencer  
Members absent: L. Maurer (excused) & J. Kruse (unexcused)

Persons in attendance: 18

Purpose of Planning Commission read by Spencer.

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

**Motion carried by voice vote.**

Motion by Beckwith, supported by Cole, to approve the minutes of November 20, 2017.

**Motion carried by voice vote.**

**Public Comment: Open at 6:32pm.  
Closed at 6:35 pm.**

**Old Business: none**

**New Business: none**

**Reviewed 3 applications for Medical Marijuana:**

**#16 Motion by Southworth, supported by Lester, to approve.**

**Roll Call Vote: Ayes, 5. Nays, 0.**

**Motion Carried.**

**#19 Motion by Beckwith, supported by Southworth, to approve.**

**Roll Call Vote: Ayes, 5. Nays, 0.**

**Motion Carried.**

**#20 Motion by Beckwith, supported by Cole, to approve.**

**Roll Call Vote: Ayes, 5. Nays, 0.**

**Motion Carried.**

**Public Hearing: Open at 6:57p.m.**

**Site Plan Review:**

**MI Loud Flower Farms (Robert Gervais)  
Page Avenue (near Hayball Road)  
New building**

**Vacant land.**

**Signage: Only the address.**

**30X40 septic.**

**Parking: Nine (9) spaces**

**6,000 sq. ft.**

**Propane heat.**

**Sidewalks: Small pads**

**Public Hearing: Closed at 7:18p.m.**

**Motion by Cole, supported by Lester, to, approve site plan for MI Loud Flower Farms.**

**Roll Call Vote: Ayes, 5. Nays, 0.**

**Motion Carried.**

**Public Hearing: Open at 7:19p.m.**

**Grass Roots Greenery Enterprises, Inc. (Phil Adames)  
Page Avenue (near Ballard Road)  
New building**

**Vacant land.**

**Sewer Line easement (20 feet, along the railroad) needs to be marked.**

**Could it be downsized, if needed, because of the sewer line easement?**

**Parking: Twenty-two (22) spaces.**

**Items needed:**

- 1) Natural gas needs to be shown on the drawing.**
- 2) Sewer.**
- 3) Water lines.**
- 4) Building Height.**

**Public Hearing Closed at 7:49p.m.**

**Motion by Spencer, supported by Cole, to table the site plan for Grass Roots Greenery until the December 20<sup>th</sup> meeting.**

**Roll Call Vote: Ayes, 5. Nays, 0.**

**Motion Carried.**

**Public Comment: Open at 7:50p.m.**

**Dan Risner inquired about the distance between preschools and provisioning centers.**

**He owns the preschool at 3505 E. Michigan Ave (corner of Curtis), and feels it should be one-half mile. We will look into it.**

**Public Comment: Closed at 7:55p.m.**

**Board Discussion:**

**Lester will not be able to attend the meeting on December 20<sup>th</sup>.  
Spencer would like to get back to the blight ordinance and Master Plan.  
Get Region 2 involved in the purchase of the cabins by the dam.**

**Motion by Spencer, supported by Beckwith, to approach Region 2 regarding a assistance in securing a grant to purchase cabins.**

**Motion Carried by Voice Vote.**

**Car lots – cars must be roadworthy; lots must be paved.  
Look at ordinances, see what needs to be revised.  
Laws and ordinances are in place, need to look at enforcement.**

Adjournment: 8:25 pm.

Dorothy Dickinson, secretary

**Next regular meeting: December 20, 2017**