

Leslie City Planning Commission

Special meeting was held at 7:00 PM on
Wednesday, August 24, 2022

Meeting Minutes

1. Meeting called to order by Vice-Chair Chamberlain at 7:00 pm. Roll Call.

Present: Eggleston, Chamberlain, Beegle, Stacy, Winslow
Absent: Muenzenmaier, Sharick
Also Present: City Manager/Zoning Administrator Ron Bogart, City Clerk Chelsea Cox

2. Pledge of Allegiance.

Chairperson led those present in the pledge of allegiance.

3. Approval of the Consent Agenda

a. Approve the Agenda

b. Approve the June 22, 2022 Meeting Minutes

Moved by Winslow, seconded by Beegle to approve consent agenda with revisions to the June 22, 2022 Meeting Minutes reflecting voting.
All ayes, motion carried.

4. Public Comment –

None

5. Public Hearing –

6. **Case No. 2022-ZA-01:** Michael Centofanti, Applicant, requests a zoning amendment to allow the use of parcels owned on Washington Street, currently zoned agricultural properties, to RM1. Future plan includes development of multi-family duplexes.

Property Location: Washington Street, Leslie, MI 49251- 2.44

Acres

Parcel No.: 33-17-14-28-151-006

Legal Description: LSV-432A BEG @ SW COR LOT 13 RIVERVIEW SUB -S
230.45 FT -E 461.01 FT - N TO SE COR LOT 9 SD SUB -W ON
S LN SD SUB 462.45 FT TO POB CITY OF LESLIE 2.44A

Current Zoning: Agricultural

Property Location: Washington Street, Leslie, MI 49251- 3.36

Acres

Parcel No.: 33-17-14-28-151-007

Legal Description: A PARCEL BEG 30 6/7 RDS E & 40 RDS S OF NW COR
OF SEC 28 - S 65 4/9 RDS -E 21 RDS 3 FT 2 IN -N 63 4/9 RDS -E
9.95 RDS -N 2 RDS -W 31.14 RDS TO BEG EXC N 661.58 FT
THEREOF PT OF W 1/2 OF NW 1/4 OF SEC 28, T1N R1W CITY
OF LESLIE 3.36 A M/L

Current Zoning: Agricultural

Public Hearing was opened by Vice-Chair Chamberlain at 7:02pm.

Public comment received:

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John Monroe, 507 Washington St-Not in support of zoning change. Wetlands and eco concerns.

Tasha Shepherd, 322 S. Sherman St-Not in support of zoning change. Stated concerns regarding increased traffic, water issues, mowing issues, and flooding issues.

Resident, 503 Washington St-Not in support of zoning change. Traffic concerns.

JoAnn King, 323 Sherman St-Not in support of zoning change. Ecosystem concern. Traffic concerns.

Letter of Objection to the proposed rezoning of both parcels signed by Brittany McNeely, 605 Washington St, Lee Krieger, 610 Washington St, Nicole Monroe, 507 Washington St, Donna Reasoner, 515 Washington St, JoAnn King, 323 Sherman St, Ashli Everett, 415 Washington St, and Tasha Sheperd, 322 S Sherman St.

Michael Centofanti, Applicant, stated that the rezoning was planned in City's Master Plan; stated more effective use of land, condensed and minimal use; stated owned property for 20+ years; stated would build two (2) duplexes per parcel.

Planning Commission member Josh Eggleston recommended R1A zoning. Advised Planning Commission could not vote on a different zoning class other than the one applied for (RM1).

Public Hearing was closed by vice chair Chamberlain at 8:13pm.

Moved by Winslow, seconded by Stacy to deny parcel 33-17-14-25-151-006 for rezoning to RM1 (leaving parcel zoned as agricultural), but approve to recommend larger parcel 33-14-14-28-151-007 to be rezoned as RM1.

ROLL CALL VOTE

**EGGLESTON-YES
CHAMBERLAIN-YES
BEEGLE-YES
WINSLOW-YES
STACY-YES**

MOTION CARRIES

7. **Items of Business:** None
8. **Items of Discussion:** None
9. **Moved by Winslow seconded by Stacy to adjourn meeting at 8:15 pm.**

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All ayes, motion carried.

Respectfully submitted,

Chelsea Cox
Acting Secretary.

DRAFT