



# CITY OF LESLIE

602 W. Bellevue • P.O. Box 496 • Leslie, MI 49251-0496  
Phone: 517-589-8236 • Fax: 517-878-6868 • Web Site: [www.cityofleslie.org](http://www.cityofleslie.org)

## AGENDA

LESLIE CITY PLANNING COMMISSION  
6:00 P.M., WEDNESDAY, MAY 27, 2020  
LESLIE CITY HALL, 602 W. BELLEVUE STREET, LESLIE

Meeting to be held as a Virtual Meeting due to the COVID-19 pandemic, under the authority of Executive Order No. 2020-75 of the Office of the Governor of the State of Michigan.

### ON THE AGENDA:

1. Meeting called to order by Chair. Roll Call.
2. Pledge of Allegiance.
3. Approve the Agenda.
4. Approve Minutes from October 30, 2019 meeting.
5. Public Comment - Non-Agenda Items that cannot be handled during business hours.
6. Public Hearing: None.
7. Items of Business:
  - a. Sign Permit Application 2020-01 for 828 W. Bellevue.
8. Items of Discussion: None.
9. Motion to Adjourn the Meeting.

A handwritten signature in black ink, appearing to read "Chelsea Cox".

Chelsea Cox  
Leslie City Clerk

## **Leslie City Planning Commission**

A regular meeting was held at 6:00 PM on  
Wednesday October 30, 2019 at Leslie City Hall 602 W. Bellevue Street

### **Meeting Minutes**

**1. Meeting called to order by Chair Williams at 6:00 pm. Roll Call.**

Present: Williams, Chamberlain, Mitchell, Poulissee, Shuster, Babin, Winslow & Muenzenmaier.

Absent: None.

Also Present: City Manager/Zoning Administrator Susan Montenegro, Randy Fox, Paul Wollner, Fire Chief Bruce Howe, Denny Durgan, Pam Beegle, Jennifer Poulissee, Erica & Shawn Willard, Virginia Taylor, Janeil Valentine, Shane Pitmon, Chuck Berry, Tim Ryan, DPW Director Ron Bogart, Police Chief Bob Delamarter.

**2. Pledge of Allegiance.**

Chair Williams led those present in the pledge of allegiance.

**3. Approve the Agenda.**

Motion by Chamberlain, seconded by Shuster to move the sign application for 106 E. Bellevue before the public hearing and approve the amended agenda.

All ayes, motion carried.

**4. Approve Minutes from the September 25, 2019 meeting.**

Motion by Winslow, seconded by Chamberlain to approve the minutes of the September 25, 2019 meeting.

All ayes, motion carried.

**5. Public Comment – None.**

**6. Items of Business:**

**a. Sign Application for 106 E. Bellevue**

Motion by Poulissee, seconded by Shuster to approve the sign application as presented.

All ayes, motion carried.

**7. Public Hearing:** (CM/Zoning Administrator Montenegro shared that she found out that day that this should have never come before planning commission because it is not part of the zoning ordinance and therefore is not under their purview but rather should come from the Police Chief as the traffic engineer. Montenegro also stated that because the public hearing had already been set that it should continue because it is a great way for citizens to comment. She also informed everyone that no action would be taken at the meeting tonight and that the Police Chief would submit a formal recommendation to City Council.)

**a. Overnight Parking.** A public hearing to receive comments on proposed ordinance language allowing overnight parking on some streets.

## Leslie City Planning Commission

Chair Williams declared the public hearing open at 6:05 pm. Comments were received from the following (four residents from Deer Run, four residents from other parts of the city):

- Janeil Valentine – 430 Doty stated she was curious why parking would be allowed only on some and not all streets. Also stated she is neither for nor against overnight parking.
- Paul Wollner - 2517 Cinnamon Lane stated he has five children and is in favor of overnight parking.
- Erica Willard – 307 Woodworth stated they have three drivers in the house and currently park their extra vehicle at the Park-n-Ride lot in town and is in favor of overnight parking.
- Shawn Willard – 307 Woodworth stated he is concerned about the safety of their vehicle when it is left in the Park-n-ride lot and is in favor of overnight parking.
- Jennifer Poulissee – 4368 Cinnamon Lane stated they block the driveway when they park in their drive. Also stated they have no other option for parking other than to move if not allowed to park on the street and is in favor of overnight parking.
- Denny Durgan – 4363 Cinnamon Lane wants speed limits posted. Reminded this is a public hearing for overnight parking only.
- Randy Fox – 321 Blair Street stated he is not in favor of overnight parking because he is concerned about snow removal, fire department access/response, leaf pickup, police response.
- Virginia Taylor – 2511 Cinnamon Lane stated parking on the curve in Deer Run subdivision would present an issue and block traffic. Stated she is neither for nor against overnight parking.
- Tim Ryan shared concerns from a DPW worker view for plowing streets and potentially hitting or blocking cars or addressing frozen snow where a car had been parked for a long time.
- Chair Williams declared the public hearing closed at 6:45 pm.

Comments from planning commission members were heard at this time.

- Poulissee said he is in favor of overnight parking and is the one who brought it to City Council and planning commission.
- Winslow asked the DPW Director if access to storm sewers for cleanout or water main breaks or leaf pickup would be impeded, to which he indicated it would.
- Fire Chief Howe was asked if he was for or against overnight parking. Howe said he sympathized as a resident with those asking for overnight parking. However, as the fire chief he stated he is firmly against overnight parking.
- CM/Zoning Administrator Montenegro addressed that homes in Deer Run do have an option to build an additional parking pad along the side of their house to offset parking needs.

## **Leslie City Planning Commission**

- Chamberlain stated anyone can park on any street because they are public streets, therefore someone could park in front of another house and allowing parking overnight would alleviate that. Also stated he sympathizes with those facing parking issues.
- Mitchell stated most people are asleep between 2-6am and do not know when people park on the street. Also stated that he appreciates the comments and concerns stated by the Police Chief, Fire Chief and DPW during the last few planning commission meetings.

No action was taken because ordinances outside the zoning chapter of the Leslie Code of Ordinances are not under the purview of the planning commission.

### **8. Items of Discussion.**

None.

Chair Williams expressed his thanks Vice-Chair Chamberlain for chairing the meetings while he was gone.

### **9. Motion to adjourn meeting by Winslow seconded by Poulissee at 7:00 pm.**

All ayes, motion carried.

Respectfully submitted,

Susan Montenegro,  
Acting Secretary.

PERMIT APPLICATION  
CITY OF LESLIE  
106 E. BELLEVUE ST  
PO BOX 496  
LESLIE, MI 49251  
517-589-8236  
FAX 517-589-0156

No. 2020-02

DATE: 3/12/20

APPLICATION FOR:

\_\_\_\_\_ FENCE (\$25.00)  
\_\_\_\_\_ DRIVEWAY (\$25.00)  
\_\_\_\_\_ SHED (\$25.00)  
X (2) SIGN- ELECTRICAL (\$15.00) \$30.00 PAID CK# 53062 3/17/20  
\_\_\_\_\_ SIGN-NON ELECTRICAL -INCLUDING TEMPORARY BANNERS (\$10.00)

Owner Name: Orthopaedic Rehab Specialists  
Address: 828 W. Bellevue St. Telephone 517-783-6670  
Address where work is to be done: 828 W. Bellevue St.  
Contractor: Johnson Sign Co. Telephone 517-784-3720  
Address: 2240 Lansing Ave., Jackson 49202  
License Number: 5306013 Exp. Date 12/31/21

Describe briefly the work to be done and **attach plans and specifications.**

Install (2) internally illuminated wall signs. (1) each on front and rear elevations of building.  
See attached.

Estimated Cost : \$ 7460.00

I hereby certify that the work mentioned in this application will conform with the laws of the State of Michigan and with the Ordinances of the City of Leslie.

"Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972 being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure, Violators of Section 23a are subjected to civil fines.

James Johnson

Applicant Signature

PENALTY FOR STARTING ANY CONSTRUCTION WITHOUT PERMIT IS 90 DAYS IN JAIL AND/OR  
\$500.00 FINE.

Fee Received \$ 30.00 (Check Cash or Money Order) # 053062

Date Received 3/17/20 Received by: [Signature]

Know what's below. Before you dig, contact

**MISSDIG 811.ORG**

**It's FREE!**

**And it's the law.**

Approved by: \_\_\_\_\_  
Date \_\_\_\_\_

This application is not a permit until approved by  
City of Leslie official.

Date 3 / 12 / 2020

CITY OF LESLIE

## ELECTRICAL PERMIT

Permit # : \_\_\_\_\_

CITY OF LESLIE  
BUILDING DEPARTMENT  
106 East Bellevue P.O. Box 496  
Leslie, MI 49251-0496  
Questions ? - Call 800-627-2801

For Inspection - 800-627-2801 Ext. 201

Job Location: 828 W. Bellevue St.Property Tax No.: WBEL-000828-0000-01

Power Co.: \_\_\_\_\_

Notification No.: \_\_\_\_\_

Owner: Orthopaedic Rehab SpecialistsPhone No.: 517-783-6670Address: 828 W. Bellevue St.City/State/Zip: Leslie MI 49251

PLEASE FILL IN OR CHECK THE APPROPRIATE SPACES BELOW:

COMMERCIAL				RESIDENTIAL	
	No.	ITEMIZATION			
Plan review, administration base fee and all required and final inspections	XXX		\$110.00	SINGLE INSPECTION	\$77.00
Services: Thru 200 amp.		\$11.00		SPECIAL/SAFETY INSP.	\$77.00
200 amp thru 600 amp		\$16.50		ADDITION REMODEL	
600 amp thru 800 amp		\$22.00		(Two inspections)	\$160.00
800 amp and over		\$27.50		ADDITION REMODEL w/Service Upgrade	
Circuits		\$5.50 each		(Three inspections)	\$215.00
Lighting Fixtures -- per 25 and fraction of		\$6.60 each		NEW RESIDENCE	
Dishwasher, Garbage disposal & range hood		\$5.50 each		(Three inspections)	\$215.00
Furnace -- unit heater		\$5.50 each			
Electrical heating units (baseboard)		\$4.40 each			
Power Outlets (including ranges, dryers, etc.)		\$7.70 each			
Signs -- per circuit	2	\$11.00 each	22.00		
Feeders		\$6.60 each			
Mobile Home Park Sites		\$6.60 each			
Recreational Vehicle Park Sites		\$4.40 each			
K.V.A. or H.P.-each unit up to 20 K.V.A./H.P.		\$6.60			
21 to 50 K.V.A. or H.P.		\$11.00			
51 K.V.A. or H.P. and over		\$13.20			
Fire Alarm-up to 10 stations and horns		\$55.00			
11 to 20 stations and horns		\$110.00			
over 21 stations and horns		\$5.50 each			
Data/Telecommunications Outlets					
1 - 19 devices		\$5.50 each			
20 - 300 devices		\$110.00			
over 300 devices		\$330.00			
<b>TOTAL:</b> (Enter here and at right as COST OF PERMIT:)			132.00		
Contractor Name <u>Johnson Sign Co.</u>	Phone # <u>517-784-3720</u>	Fax # <u>517-784-1556</u>			
Address <u>2240 Lansing Ave.</u>	City <u>Jackson</u>	State <u>MI</u>	Zip <u>49202</u>		
Federal I.D. No./Special Security No. <u>38-1744519</u>	MESC Employer No. <u>026173900</u>				
License No. <u>5306013</u>	Expiration Date <u>12/31/21</u>	Worker's Compensation Insurance Carrier <u>Hastings Mutual</u>			
If exempt from any of the above, explain here:			E-mail: <u>greg@johnsonsign.com</u>		
_____ I am/will be the owner and occupant of the premises on which the described installation is proposed.					
Section 23A of the state construction code act of 1972, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23 A are subjected to civil fines.					

## HOME OWNER'S AFFIDAVIT and SIGNATURE

I hereby certify that the work described above shall be installed in accordance with the local code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the inspector. I will cooperate with the inspector and assume the responsibility to arrange for necessary and timely inspections.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

## AGENT/CONTRACTOR'S AFFIDAVIT and SIGNATURE

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his authorized agent.

Signed: James JohnDate: 3/12/20



Proposed sign locations.



PMS 349C GREEN  
PMS 281C BLUE

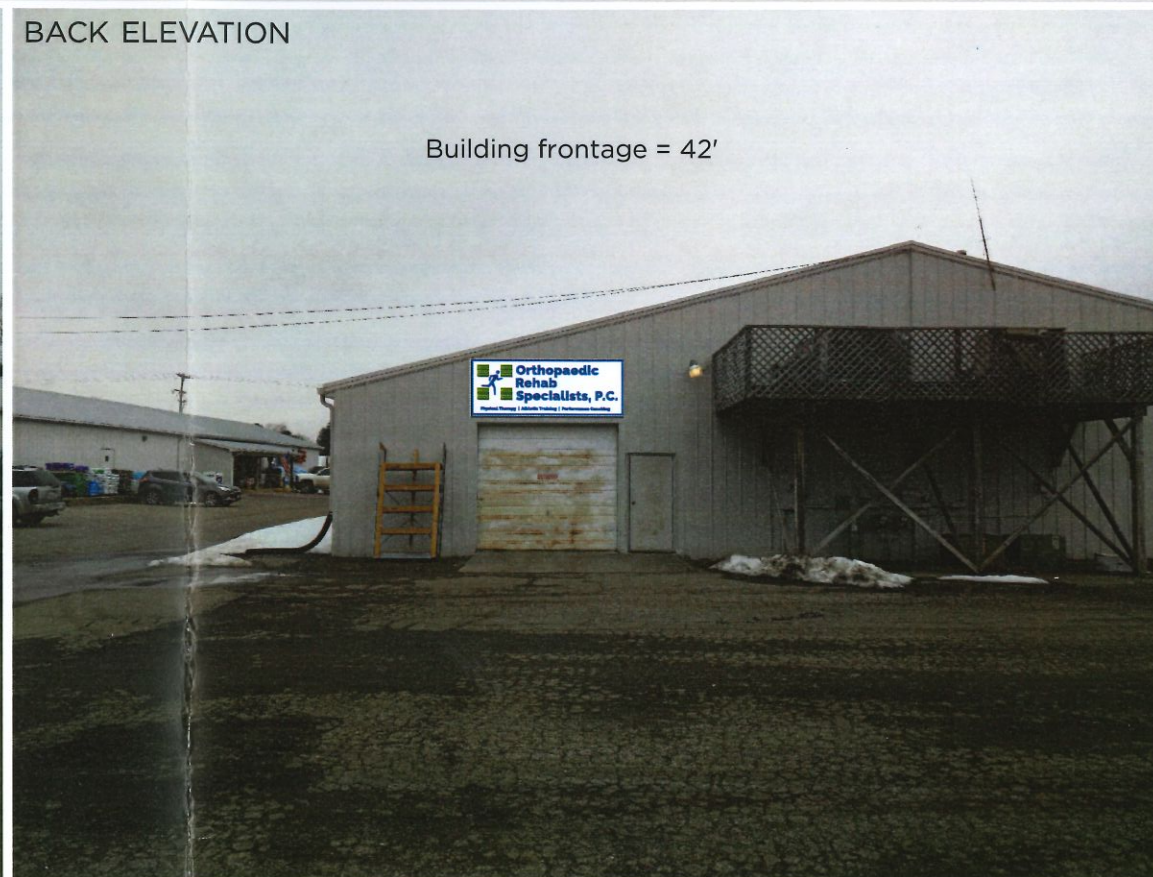


SIGN IS 42 SQFT.

FRONT ELEVATION



BACK ELEVATION



"Building 1st Impressions That Last"  
**JOHNSON SIGN CO.**  
EST. 1964

2240 Lansing Ave, Jackson, MI 49202  
517 784 3720 | www.johnsonsign.com

JOB NAME:

ORTHOPAEDIC

REHAB

LOCATION:

828 W BELLEVUE ST

LESLIE MI

ACCOUNT REP: JS

DESIGNER: JS

REVISION: \_\_\_\_\_

NOTES:

(1) S/F INTERNALLY

LED ILLUMINATED

CABINET w/ WHITE

FACE, VINYL GRAPHICS

& 1-1/2" RETAINERS.

INSTALL FLUSH TO

EXTERIOR WALL.

FILE NAME:

ORT-WS-030920-JS

SCALE:

3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO  
DOES NOT PROVIDE  
PRIMARY ELECTRIC  
TO SIGN LOCATION  
RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



INTERNATIONAL SIGN ASSOCIATION







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**TO:** City of Leslie Planning Commission  
**FROM:** Susan Montenegro, City Manager, Zoning Administrator  
**RE:** Sign Permit Application 2020-01 for 828 W. Bellevue Street.  
**DATE:** May 21, 2020

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A sign permit application was received from the applicant to mount in internally lit LED illuminated cabinet sign on the front and rear of the building. Each sign measures 47' x 129" or approximately 42.14 square feet. Signs would be attached to the building and the property is zoned B-2 highway.

Section 98-614 of the Leslie City Ordinance details the signs permitted in commercial and industrial districts and clearly states that "signs shall be affixed flat against the walls of the building or parallel to the building with the projection not to exceed eight inches."

## Size

The applicant has proposed two 42.14 square foot signs (one for the front of the building and one for the back). Section 98-614 (1) indicates that the "total sign area shall not exceed ten percent of the square footage arrived at by multiplying the actual height of the wall to which the sign will be affixed, or 12 feet, whichever is less, by the length of the wall to which the sign is to be affixed."

- The length of the front wall and rear wall of the building is 42'
- The maximum allowable sign size for the front or rear wall would be 504 square feet

## Projecting

Signs will be affixed directly to the building and will not project on to any public thoroughfare.

**Recommended Action:** A motion to approve sign application 2020-01.

**CITY OF LESLIE NOTICE OF ELECTRONIC MEETING  
LESLIE PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 27, 2020 AT 6:00 PM**

**Purpose of Meeting**

Leslie Planning Commission will hold its regularly scheduled council meeting.

**Reason for Electronic Meeting**

Governor Whitmer signed Executive Order 2020-75 extending "Temporary authorization of remote participation in public meetings and hearings and temporary relief from monthly meeting requirements for school boards". The City of Leslie must continue to conduct public business during this state of emergency, including actions to respond to COVID-19, and the general public must be able to continue to participate in government decision making without unduly compromising public health, safety and welfare. To protect the public health, safety, and welfare and comply with Center for Disease Control and Prevention recommendations, local governing bodies may meet remotely and electronically.

**Public Participation Instructions**

Members of the public may view the meeting live at:

<https://cityofleslie.webex.com/cityofleslie/onstage/g.php?MTID=ed04186c5c152ed4c8f25db2499cd5f5f>

Or Dial In: +1-408-418-9388 and press # when prompted for an access code.

Members of the public may submit comments to be read aloud by the City Manager during public comment by e-mailing comments (Include your full name and address) in advance of the meeting to [manager@cityofleslie.org](mailto:manager@cityofleslie.org) or during the public comment portion of the meeting by submitting your full name, address, and comment on the live stream of the meeting. Comments should be limited to no more than three minutes. A broadcast of the meeting will also be available within eight business days on the City of Leslie website at [www.cityofleslie.org](http://www.cityofleslie.org).

**Public Input and Questions on Business before the Planning Commission Meeting**

Members of the public may contact the City Manager to provide input or ask questions regarding the planning commission meeting by e-mail at [manager@cityofleslie.org](mailto:manager@cityofleslie.org).

**Persons with Disabilities Participation Instructions**

The City of Leslie will provide reasonable accommodations to individuals with disabilities who want to electronically attend the meeting with twenty-four (24) hour notice to the City of Leslie.