



CITY OF LESLIE

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AGENDA

LESLIE CITY PLANNING COMMISSION SPECIAL MEETING
6:00 P.M. WEDNESDAY, SEPTEMBER 8, 2021
LESLIE CITY HALL, 602 W. BELLEVUE STREET, LESLIE

ON THE AGENDA:

1. **Meeting called to order by Chair. Roll Call.**
2. **Pledge of Allegiance.**
3. **Approve the Agenda.**
4. **Approve the June 2, 2021 meeting minutes.**
5. **Public Comment** - Non-Agenda Items that cannot be handled during business hours.
6. **Public Hearing:** None.
7. **Items of Business:**
 - a. Site Plan Review – 4375 Hull Road.
8. **Items of Discussion:** None.
9. **Motion to Adjourn the Meeting.**

Next planning commission meeting is **September 22, 2021** at 6:00 pm.

A handwritten signature in black ink that reads "Chelsea Cox".

Chelsea Cox
Leslie City Clerk

Leslie City Planning Commission

Regular meeting was held at 6:00 PM on
Wednesday June 2, 2021

Meeting Minutes

1. **Meeting called to order by Acting Chair Winslow at 6:00 pm. Roll Call.**
Present: Babin, Winslow, Muenzenmaeier, Beegle, Stacy & Chamberlain.
Absent: Mitchell, Williams.
Also Present: City Manager/Zoning Administrator Susan Montenegro, Karl Knoneberg.
2. **Pledge of Allegiance.**
Acting Chairperson Winslow led those present in the pledge of allegiance.
3. **Approve the Agenda.**
Motion by Babin, seconded by Stacy to approve the agenda.
All ayes, motion carried.
4. **Public Comment – None.**
5. **Public Hearing – None.**
6. **Items of Business:**
 - a. **Site Plan Review – Revised plan for Luxx, LLC Phase 1 of Development for a Medical Marihuana Grow Facility.**
Revised site plan was received from the applicant for reducing parking from the 46 approved to 18 with two handicap accessible spots and changing how drainage and surface water is handled.

Motion by Babin, seconded by Stacy to recommend approval of the proposed site plan with the five conditions listed below for a 10,000 square foot medical marihuana grow facility located in the Business Park as depicted on the plan submitted by Sermed Saif, PE of Tri-County Engineering Consultants, last dated 5/14/2021 and forward to City Council for legislative approval with the following conditions:
 1. That construction of proposed building will require a building permit and full construction plans.
 2. The bioswale or detention/retention pond as currently indicated on the site plan dated 5/14/2021 shall be removed as it is too close to the City water tower.
 3. Any future buildings on this parcel, whether split or not, will require a retention/detention pond to address all drainage and surface water.
 4. Any signs will require a sign permit.
 5. Any fence installation will require a fence permit.
All ayes, motion carried.
7. **Items of Discussion.** None.
8. **Motion to adjourn meeting by Stacy seconded by Babin at 6:18 pm.**
All ayes, motion carried.

Respectfully submitted,

Susan Montenegro,
Acting Secretary.

CITY OF LESLIE PLANNING COMMISSION STAFF REPORT

DATE: August 19, 2021
TO: Planning Commission
FROM: Susan Montenegro, City Manager and Zoning Administrator
SUBJECT: Site Plan – 4375 Hull Road

Background & Building Information

John Sharick has submitted a site plan review request for the addition of a 30' x 45' barn to house a small engine repair shop.

Zoning and Zoning Use

	CURRENT LAND USE	ZONING
Site	Residential but zoned commercial	B-2 Highway
North	Residential	R-1 single family and RM-1 multi-family
South	Residential	RM-1 multi-family
East	Residential	R-1 single family
West	Industrial	M-1

	REQUIRED	EXISTING	PROPOSED
Zoning	B-2 Highway	B-2 Highway	No change
Gross Lot Area	10,000 sq. ft.	1.68 acres = 73,344.17 sq ft	No change
Max. Height of Structure	35 ft.	--	14 ft.
Setbacks – Front Yard Side Yard Rear Yard	50' 20' 40'	--- --- ---	56' 35' Well within required setback
Parking	1 space for every 200 square feet of floor space = 6.75 spaces	None	Parking is not shown on site plan.

Principal Uses Permitted

Per Section 98.254 of the Leslie Code of Ordinances, small engine repair shops are allowed under the following provision:

- (2) Personal and business services, including processing of physical materials.

Off-Street Parking

Section 98-523 addresses parking space requirements and requires 1 space for every 200 square feet of floor area. No parking spaces are defined on the site plan at this time.

Loading Space

No loading space is defined on the site plan at this time.

Waste Material

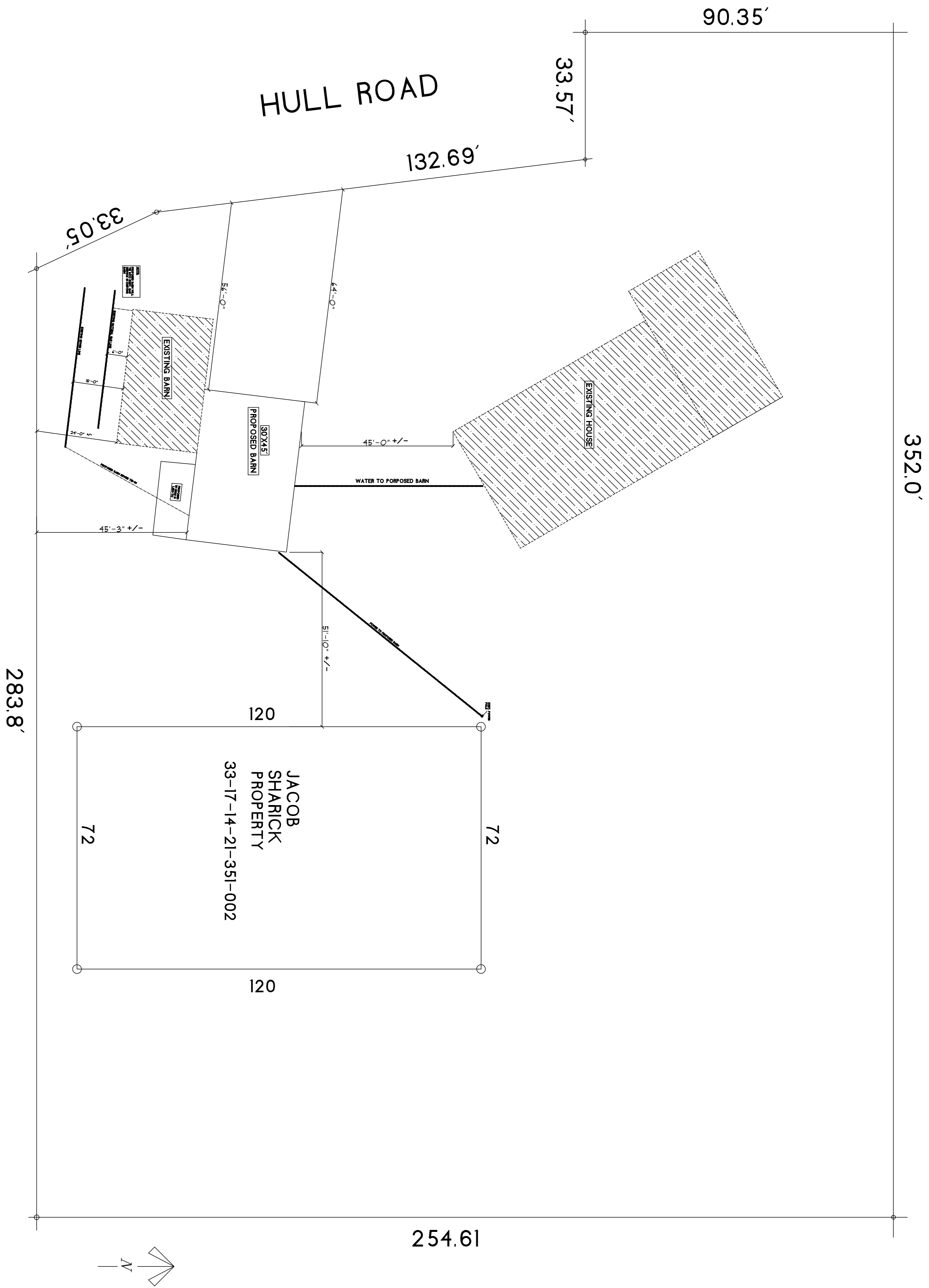
No dumpster or waste containment area is indicated on site plan at this time.

Staff Recommendations

Staff recommend approval of site plan at the planning commission level and forwarding to City Council for legislative approval with the following conditions:

1. That construction of proposed building will require a building permit and full construction plans.
2. Any signs will require a sign permit.
3. Any fence installation will require a fence permit.
4. Add drainage information to site plan indicating downspouts and direction of drainage.
5. Add 7 parking spaces to site plan.

Motion by _____, seconded by _____, to approve the site plan with the five conditions listed above for a 1,350 square foot small engine and repair located at 4375 N. Hull Road as depicted on the plan submitted by Terry Baker, PE of Kailer Engineering Associates, last dated 8/2/2021.



NOTE:
 PROPOSED 30X45 BARN
 WILL COVER 0.8% OF
 OVERALL LOT SIZE
 TOTAL LOT = 72,902 SQ. FT.
 PROPOSED BARN = 1,350 SQ. FT.

= EXISTING STRUCTURES

PLOT PLAN

SCALE: 1" = 20'-0"

DATE	1/1/2021
DRAWN BY	A.C.
SCALE	AS SHOWN
PAGE	A-5

SHARICK BARN PROJECT

KATER ENGINEERING ASSOCIATES
 6093 ANCHOR COVE
 DIMONDALE MI. 48821
 (517) 974-2343 KATERENGR@AOL.COM

REVISIONS	
1/3/2021	A.C.