



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

AGENDA

LESLIE CITY PLANNING COMMISSION SPECIAL MEETING
6:00 P.M. WEDNESDAY, NOVEMBER 24, 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 September 8, 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. Special Use Permit for Adult Use Marihuana Processing Facility and Class C Grow Facility at 510 Industrial Drive.
8. **Items of Discussion:** None.
9. **Motion to Adjourn the Meeting.**

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

Leslie City Planning Commission

Regular meeting was held at 6:00 PM on
Wednesday September 8, 2021

Meeting Minutes

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

Present: Babin, Winslow, Muenzenmaeier, Beegle, Williams & Chamberlain.

Absent: Mitchell, Stacy.

Also Present: City Manager/Zoning Administrator Susan Montenegro, John Sharrick.

2. Pledge of Allegiance.

Chairperson Williams led those present in the pledge of allegiance.

3. Approve the Agenda.

Motion by Winslow, seconded by Babin to approve the agenda.

All ayes, motion carried.

4. Public Comment – None.

5. Public Hearing – None.

6. Items of Business:

a. Site Plan Review – 4375 Hull Road

Site plan was received from the applicant to build an addition to an existing pole barn structure for the addition of a small engine repair shop.

Motion by Winslow, seconded by Babin to approve 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.

All ayes, motion carried.

7. Items of Discussion. None.

8. Motion to adjourn meeting by Winslow seconded by Chamberlain at 6:04 pm.

All ayes, motion carried.

Respectfully submitted,

Susan Montenegro,
Acting Secretary.



CITY OF LESLIE
Special Land Use Application
Visit our website at www.cityofleslie.org



Specify Use: Adult-Use Marihuana Class C Grow Facility & Adult-Use Processing Facility
Applicant Name: Cultio, LLC
Street Address: 510 Industrial Drive
City, State, Zip: Leslie, MI 49251
Phone Number(s): (954) 740-0913
E-mail: dchaney954@gmail.com

- I hereby attest that all information on this application is, to the best of my knowledge, true and accurate.
- Additionally, I hereby grant permission for the City of Leslie Zoning Administrator to enter upon the above mentioned property (or as described in the attachment) for the purposes of gathering information related to this application.
- Furthermore, I hereby acknowledge that in review of this application, the City of Leslie may require the outside services of a Planner, Engineer, and/or the City Attorney to ensure that the requested item(s) for review in this application is compliant to the current zoning laws and policies of the City of Leslie. I, as the applicant, acknowledge that any costs incurred by the City of Leslie as they relate to the review of this application by any of the City's consultants listed above are my responsibility to reimburse and agree to repay the City of Leslie for any and all costs incurred to it in the review of this application.

Signature: Derek Chaney **Date:** 10/24/2021
Applicant is the: ☒ Owner ☐ Lessee ☐ Optionee ☐ Contractor/Architect *will be owner on 11/30/21 at closing

Property Owner's Name (if different from applicant): Verde Fields, LLC (Norman Albrecht)
Street Address: 677 Virginia Ave.
City: East Lansing **State:** MI **Zipcode:** 48823
Phone Number(s): _____ **E-mail:** _____
Signature: _____ **Date:** _____

Project Location or Address: 510 Industrial Drive, Leslie, MI 49251
Property is: ☐ Residential ☐ Commercial ☒ Industrial **Property zoned:** M-1 (?)

THIS APPLICATION WILL NOT BE CONSIDERED COMPLETED, AND THEREBY NOT PRESENTABLE TO THE PLANNING COMMISSION, UNLESS ALL ITEMS LISTED BELOW HAVE BEEN PROVIDED:

- ✓ A description of the property or properties in question on this application and a site/plot plan as required by the City's Zoning Ordinance must be attached to this form.
- ✓ Evidence must be provided to show that the proposed use meets all general and specific special land use standards required by the Ordinance.

TO BE COMPLETED BY CITY

Date application and fee received: _____ **Staff Initials:** _____ **Receipt #:** _____

Application is: ☐ APPROVED ☐ DENIED

Explanation: _____

PC Meeting Date: _____ **City Council Meeting Date:** _____

Zoning Administrator: _____ **Date:** _____




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Signature: _____ **Date:** _____
Applicant is the: ☒ Owner ☐ Lessee ☐ Optionee ☐ Contractor/Architect **will be owner on 11/30/21 at closing*

Property Owner's Name (if different from applicant): Verde Fields, LLC (Norman Albrecht)
Street Address: 677 Virginia Ave.
City: East Lansing **State:** MI **Zipcode:** 48823
Phone Number(s): _____ **E-mail:** _____
Signature:  **Date:** 10/26/21

Project Location or Address: 510 Industrial Drive, Leslie, MI 49251
Property is: ☐ Residential ☐ Commercial ☒ Industrial **Property zoned:** M-1 (?)

THIS APPLICATION WILL NOT BE CONSIDERED COMPLETED, AND THEREBY NOT PRESENTABLE TO THE PLANNING COMMISSION, UNLESS ALL ITEMS LISTED BELOW HAVE BEEN PROVIDED:

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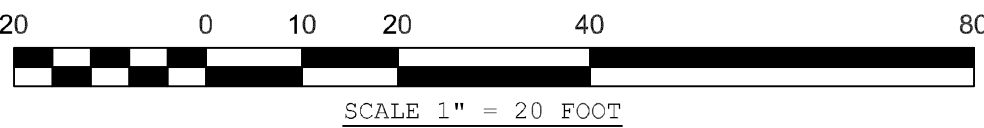
Zoning Administrator: _____ **Date:** _____

PROPERTY DESCRIPTION

A parcel of land being part of the South 1/2 of the Northwest 1/4 of Section 27, Town 1 North, Range 1 West, City of Leslie, Ingham County, Michigan being more specifically described as follows: To locate the Place of Beginning, commence at the West 1/4 corner of Section 27; thence N 89°57'33" E., along the East - West 1/4 line of Section 27, a distance of 990.12 feet to the Place of Beginning; thence N 00°03'21" E., parallel with the centerline of Industrial Drive (so called), a distance of 349.31 feet; thence N 89°26'22" E., a distance of 375.02 feet, to the Westerly right of way of Industrial Drive (so called); thence S 00°03'21" W., along the Westerly right of way of Industrial Drive, a distance of 81.37 feet to a point of curve; thence continuing along the Westerly right of way of said roadway on a curve to the right, a distance of 48.65 feet (said curve having a radius of 60.00 feet, a delta angle of 46°27'33" and a chord bearing and distance of S 23°17'00" W., 47.33 feet); thence along the arc of a reverse curve to the left a distance of 178.62 feet (said curve having a radius of 75.00 feet, a delta angle of 136°27'21", and a chord bearing and distance of S 21°42'56" E., 139.30 feet); thence S 00°03'21" W., 98.42 feet, to the East - West 1/4 line; thence S 89°57'33" W., along the East - West 1/4 line 408.00 feet, to the Place of Beginning.

Containing 3.00 acres of land.

Subject to all existing pertinent easements and restrictions of record.



SITE PLAN PROPOSAL FOR VERDE FIELDS L.L.C.

ELEVATION DATA

ELEVATIONS CITED ON THIS DRAWING WERE DERIVED FROM SATELLITE OBSERVATIONS BROUGHT TO THE SITE AND VERIFIED AGAINST U.S.G.S. VERTICAL CONTROL MONUMENTS. CONTINENTAL-US GROID 18.

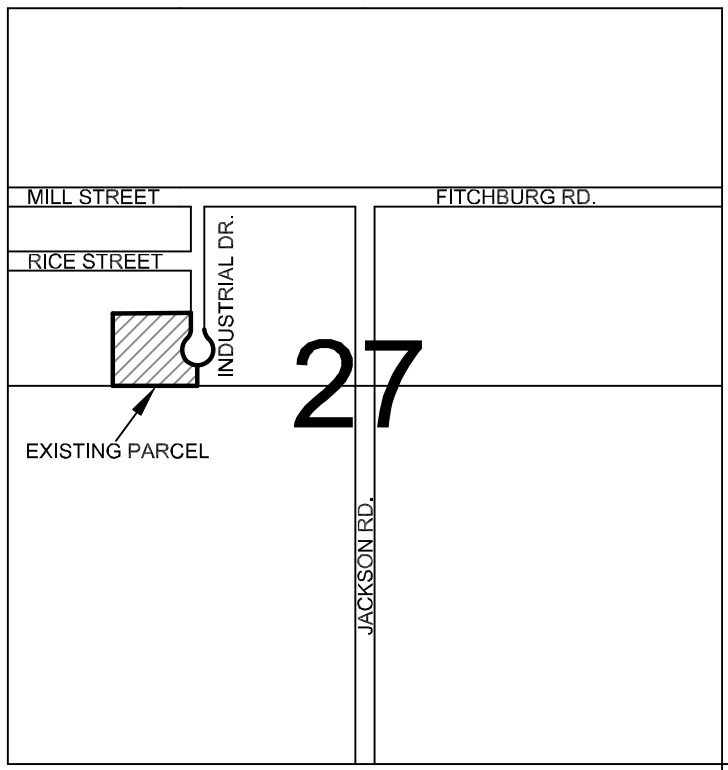
CONTOUR INTERVAL = 1 FOOT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE.

LEGEND

- PROPOSED LIGHTING
- WATER VALVE
- FIRE HYDRANT
- PROPOSED TREE LOCATIONS (PINE)
- FLOW DIRECTION OF STORM RUNOFF



LOCATION MAP (NOT TO SCALE)
CITY OF LESLIE INDUSTRIAL PARK
SECTION 27, INGHAM CO., MICHIGAN
TOWN 1 NORTH, RANGE 1 WEST

SITE DATA

- ZONING
A.) SITE: GENERAL INDUSTRIAL (M-1)
B.) ADJACENT PARCELS
I.) NORTH (VACANT LAND) (5.59 ACRE EXISTING PARCEL) (SAME AS ITEM IV.)
II.) SOUTH (VACANT LAND) TAX ID#: (33-14-14-27-300-005) SINEMAN TRUST.
III.) EAST (WESTERLY RW OF INDUSTRIAL DRIVE)
IV.) WEST (VACANT LAND) (5.59 ACRE EXISTING PARCEL (ZONED M-1))
- SITE INFORMATION
A.) 3.00 ACRES OF LAND (VACANT LAND, SURVEYED AND DESCRIBED)
B.) GENTLY SLOPING TERRAIN NORTHWEST TO SOUTHEAST OF PARCEL
C.) SITE IS LOCATED IN THE CITY OF LESLIE M-1 INDUSTRIAL DISTRICT
D.) SITE IS ACCESSED BY BLACKTOP ASPHALTED ROADWAYS WITH CONCRETE CURB/GUTTER ON THE EAST BEING INDUSTRIAL DRIVE.

PROPOSED PARKING

SURFACE OF PROPOSED PARKING AREA TO CONSTRUCTED OF ASPHALT.

ACCOMODATING THE FOLLOWING NUMBER OF STALLS AND SIZES

10 STANDARD SIZE STALLS MEASURING 9' X 18'

1 HANDICAPPED LOT MEASURING 14' X 18'

LOCAL FIRE DEPARTMENT REQUIREMENTS

OWNER SHALL INSTALL A KNOX BOX ON THE BUILDING EXTERIOR NEAR THE FRONT ENTRANCE IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT STANDARDS AND REQUIREMENTS. APPLICATION FOR KNOX BOX IS AVAILABLE FROM THE LOCAL FIRE DEPARTMENT.

FIRE EXTINGUISHER PLACEMENT FOR THIS PROPOSED STRUCTURE MUST BE APPROVED BY THE FIRE INSPECTOR.

***** NOTE *****

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THE DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ACCORDANCE WITH MICHIGAN P.A. NO. 174 OF 2013.

***** REVISIONS *****

11/02/2020 : ADDED ROCK LINED DRAINAGE DITCH
ADDED STORM RUN-OFF FLOW DIRECTION
REVISED SECURITY FENCE HEIGHT TO 7 FEET

FAUSER LAND SURVEYING
2756 W. KINNEVILLE RD.
LESLIE, MICHIGAN 49251

MARK A. FAUSER, PS

VERDE FIELDS, LLC

SITE PLAN

FIGURE
A

DRAWN: FAUSER DATE: 11/02/2020 APPROVED: MAP SCALE: 1"=20 FEET PROJECT NO.: TS 10/2020

CITY OF LESLIE PLANNING COMMISSION STAFF REPORT

DATE: November 19, 2021

TO: Planning Commission

FROM: Susan Montenegro, City Manager and Zoning Administrator

SUBJECT: Special Use Permit – 510 Industrial Drive for Adult Use Marihuana Grow Facility (Class C) and Processing Facility.

Background & Building Information

Verde Fields, LLC purchased a three (3) acre lot from the city last year to build a 12,000 square foot building measuring 80'x150' for the purpose of operating a marihuana grow facility. The property is in the process of being sold to Derek Morbeck Chaney for the above mentioned purpose.

Zoning and Zoning Use

	CURRENT LAND USE	ZONING
Site	Industrial – a 12,000 square foot building is built on the northeast portion of the parcel with the intent to grow and process adult use marihuana.	M-1
North	Industrial -	M-1
South	Township - Agricultural	Agricultural
East	Industrial	M-1
West	Industrial	M-1

Ordinance Provisions

Chapter 19 of the Leslie Code of Ordinances allows medical and adult use marihuana facilities to be located on industrial property with a zoning designation of M-1 through the issuance of a special use permit as stated in Section 98-278(a).

Staff Recommendation

Staff recommends approving the special use permit for 510 Industrial Drive as applied for.

Leslie Zoning Ordinance

Sec. 98-278a - Uses permitted by special use permit.

The following uses may be permitted under the provisions of article X of this chapter:

- (1) Licensed medical marihuana facilities provided the conditions and requirements as set forth in Chapter 19 ("Medical and Recreational Marihuana") are fully satisfied.
- (2) Licensed recreational marihuana establishments provided the conditions and requirements as set forth in Chapter 19 ("Medical and Recreational Marihuana") are fully satisfied.