



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
6:00 P.M., WEDNESDAY, NOVEMBER 25, 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 PA 267 of 1976 Open Meetings Act as amended by 2018 PA 485 and PA 228 of 2020.

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 14, 2020 meeting.
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 Verde Fields Grow Facility.
8. Items of Discussion: None.
9. Motion to Adjourn the Meeting.

Next planning commission meeting is **December 23, 2020** at 6:00 pm.

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

Chelsea Cox
Leslie City Clerk

Leslie City Planning Commission

A virtual meeting was held at 6:00 PM on
Wednesday October 14, 2020

Meeting Minutes

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

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

Absent: Mitchell, Stacy.

Also Present: City Manager/Zoning Administrator Susan Montenegro, Jim Byrum
Alan Dewey & Kurt Krahulik.

2. Pledge of Allegiance.

Chair 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. Approve Minutes from the May 27, 2020 meeting.

Motion by Winslow, seconded by Beegle to approve the minutes of the May 27, 2020 meeting.

All ayes, motion carried.

5. Public Comment – None.

6. Public Hearing: Special Land Use (SLU) permit application for 810 W. Bellevue, parcel 33-17-14-21-352-003 and norther portion of parcel 33-17-14-21-352-004. Public hearing was opened at 6:05 pm. Review of project was given by CM Montenegro and owner Jim Byrum. No public comments were received. Public hearing closed at 6:16 pm.

Motion by Chamberlain, seconded by Beegle to approve at Planning Commission level and forward on to City Council for legislative approval.

Roll Call Vote:

AYES: Chamberlain, Williams, Muenzenmaier, Babin, Beegle.

NAYS: None.

ABSENT: Mitchell, Stacy.

ABTAIN: Winslow.

Motion carried.

7. Items of Business:

a. Site Plan Review for 810 W. Bellevue.

Presentation by J. Byrum, A. Dewey and K. Krahulik. Byrum states the buildings running north and south will be 10' tall in height. Building running east and west will be 16' tall. Byrum also states that he plans to do this in phases but wanted to get the entire site

Leslie City Planning Commission

approved. Plans to use offer RV and boat storage on vacant section until full plan is built out.

Motion by Babin, seconded by Chamberlain to approve the site plan for the public storage rental facility located in the north end of the Plaza at 810 W. Bellevue as depicted on the plan prepared by Alan S. Dewey CFM of DC Engineering, PC, last dated 8-17-2020 subject to the following:

1. That construction of the proposed building will require a building permit and cull construction plans.
2. Any signs will require sign permits.
3. Ingham County Drain Commission approval needed for drainage connection from detention basin to County Drain.
4. Ingham County Road Commission approval needed for driveway placement.

Roll Call Vote:

AYES: Chamberlain, Williams, Muenzenmaier, Babin, Beegle.

NAYS: None.

ABSENT: Mitchell, Stacy.

ABTAIN: Winslow.

Motion carried.

8. Items of Discussion. None.

9. Motion to adjourn meeting by Winslow seconded by Chamberlain at 6:36 pm.

All ayes, motion carried.

Respectfully submitted,

Susan Montenegro,
Acting Secretary.

CITY OF LESLIE PLANNING COMMISSION STAFF REPORT

DATE: November 20, 2020
TO: Planning Commission
FROM: Susan Montenegro, City Manager and Zoning Administrator
SUBJECT: Site Plan Request – Verde Fields, LLC, 3 acre parcel in the Business Park.

Background & Building Information

City recently sold a 3 acre lot in the Business Park to Verde Fields, LLC. Site plan was submitted for a grow facility in the Business Park and shows a 12,000 sq. ft. building measuring 80' x 150' with the longest length running north/south.

Zoning and Zoning Use

	CURRENT LAND USE	ZONING
Site	Vacant	M-1
North	Industrial – Grow facility operating	M-1
South	Township	Agricultural
East	Vacant – Grow facility to go in	M-1
West	Industrial – Grow facility to go in	M-1

	REQUIRED	EXISTING	PROPOSED
Zoning	M-1	M-1	No change
Gross Lot Area	----	3 acres = 130,680.10 sq ft	No change
Max. Height of Structure			16'
Setbacks – Front Yard Side Yard Rear Yard	35' 30' 30'	--- --- ---	34" on North side
Parking	1 space for every 2 employees for industries using 2 or more shifts; 1 space for every 3 employees for industries using 1 shift only; or 1 space for every 400 square feet of gross floor	None	10 regular parking spots 1 handicap accessible. Verde Fields will have 2 employees besides owner. Facility is not open to public.

	area, whichever is greater		
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Principal Uses Permitted

Per Section 19.31 of the Leslie Code of Ordinances, Medical Marihuana grow facilities are subject to the following conditions:

- (B) All Medical Marihuana Safety Compliance Facilities, Medical Marihuana Processor Facilities, Medical Marihuana Grower Facilities and Medical Marihuana Secure Transporter Facilities shall be subject to subsection (A) and shall be limited to the M-1 Industrial Districts as provided by the zoning provisions of the Leslie Codified Ordinances, Chapter 98- Zoning, Article V. District Requirements, Division 7.- M-1 Industrial Districts.
- (C) All Medical Marihuana Safety Compliance Facilities, Medical Marihuana Processor Facilities, Medical Marihuana Grower Facilities and Medical Marihuana Secure Transporter Facilities shall be subject to the established Covenants of the Industrial Park if the Licensed Facility is located in the Industrial Park.

Off-Street Parking

11 parking spaces are indicated on the site plan, with one of those spaces designated as handicap accessible. The size of both proposed building equals 16,800 square feet and would require 42 parking spaces. The number of parking spaces required are more than adequate.

Loading Space

One loading door is indicated. Because of the type of use the loading space is used differently than normal locations. Loading is done inside the building.

Outdoor Storage

None indicated.

Waste Material

Dumpster is located on the north of the building. Enclosure needs to be discussed.

Utilities and Mechanical Equipment

Not shown on plan.

Surface Water

Drainage from the parking lots is shown on the site plan and drains toward the ditch on the east side.

Building Construction

Building will have a steel skeleton with metal siding.

Landscaping

Trees will be planted along with small flowerbeds.

Signs

Signs are not indicated on the plan.

Fences and Walls

A 7' fence will be placed around the building. A sliding gate will control access.

Fence permits will need to be pulled prior to installation.

Staff Recommendations

Staff recommends approving site plan.

Commission Action

Consider granting site plan approval for the project with the following motion:

Motion by _____ to approve the site plan subject to the following:

1. That construction of the proposed building will require a building permit and full construction plans.
2. Any signs will require sign permits.

Supported by _____.

Attachments:

1. Site Plan
2. Application

CITY OF LESLIE, MICHIGAN SITE PLAN REVIEW APPLICATION AND CHECKLIST

- Approval of the site plan is hereby requested for the following parcel(s) of land in the City of Leslie
- This application is submitted with three (3) copies of the complete site plan and payment of the appropriate review fees. Applicant shall also submit a digital version of the site plan to the zoning administrator.
- Application must be filed least 25 days prior to a scheduled planning commission meeting for staff review and proper notices.
- The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided.
- I understand that if my site plan is deemed to be incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met.
- By signing this application, the applicant hereby grants full authority to the City of Leslie, its agents, employees, representatives and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination.

Application Filed On:

Application Transmitted by City On:

Property Details:

1. Name of Proposed Development: Verde Fields
2. Property Street Address: TBD / Industrial Drive
3. Location of Property: On the (north, south, east, west side) of Street, between: South/West side of Industrial Dr.
4. Legal Description of Property: Part of the South 1/2 of the Northwest 1/4, Sec 27, T2N, R2W
5. Site Area (in acres and square feet): 3 acres
6. Zoning Designation of Property: General Industrial (M-1)

Ownership:

1. Name of Title/Deed Holder: Verde Fields, LLC Norman Albrecht (member)
2. Address: 677 Virginia Ave. East Lansing, MI 48823
3. Telephone No: (513) 519-2817
4. Email address: verdefields.mi@gmail.com

Applicant:

1. Applicant (If different from owner above):
2. Address:
3. Telephone No:
4. Email address:
5. Interest in Property (potential buyer/lease holder/potential lessee/other):

Architect/Surveyor/Engineer preparing site plan:

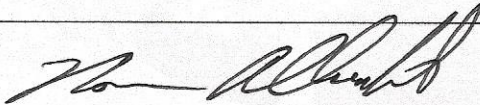
1. Name of Individual: Mark Fauser / Fauser Land Surveying
2. Address: 2756 W. Kinreville Rd. Leslie, MI 49251
3. Telephone No: (517) 589-0225
4. Email address: pobmaf@aol.com

PLEASE NOTE: LLC establishments must have a current plan of operation.

APPLICATION FEES:

- | | |
|--|--------------|
| • Administrative Review | • 1st - Free |
| • Preliminary Site Plan Review | • \$200 |
| • Sketch Plan Review (basic homeowner projects) | • \$200 |
| • Single Family Residential (new construction) | • \$100 |
| • Planned Unit Development/Mixed use development | • \$200 |
| • Commercial Site Plan Review | • \$400 |
| • Industrial Site Plan Review | • \$500 |

Signature of Applicant



Date

11/3/20

Signature of Deed/Title Holder

Date

PLEASE PROVIDE AN OVERVIEW OF THE PROJECT:

- 12,000 square foot cannabis grow facility
- Not open to the public

SITE PLAN REVIEW CHECKLIST:

ITEM	PROVIDED	NOT PROVIDED
1. Site location Map.	✓	
2. North arrow, scale (one (1) inch equals fifty (50) feet if the subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more.	✓	
3. Revision dates.	✓	
4. Signature and Seal of Architect/Surveyor/Engineer.	✓	
5. Area of site (in acres and square feet).	✓	
6. Boundary of the property outlined in solid line.	✓	
7. Names, centerline and right-of-way widths of adjacent streets.	✓	
8. Zoning designation of property.	✓	
9. Zoning designation and use of adjacent properties.	✓	
10. Existing and proposed elevations for building(s) parking lot areas and drives		✓
11. Direction of surface water drainage and grading plan and any plans for storm water retention/detention on site.	✓	
12. Required setbacks from property lines and adjacent parcels.	✓	
13. Location and height of existing structures on site and within 100 feet of the property.	N/A	
14. Location and width of existing easements, alleys and drives.	✓	
15. Location and width of all public sidewalks along the fronting street right-of-way and on the site, with details.	N/A	
16. Layout of existing/proposed parking lot, with space and aisle dimensions.	✓	
17. Parking calculations per ordinance.		✓
18. Location of all utilities, including but not limited to gas, water, sanitary sewer, electricity, telephone.	✓	
19. Soil erosion and sedimentation control measures during construction.		✓
20. Location and height of all exiting/proposed fences, screens, walls or other barriers.	✓	
21. Location and details of dumpster enclosure and trash removal plan.	✓	
22. Landscape plan indicating existing/proposed trees and plantings along frontage and on the site.	✓	
23. Notation of landscape maintenance agreement.	N/A	
24. Notation of method of irrigation.	N/A	
25. Lighting plan indicating existing/proposed light poles on site, along site's frontage and any wall mounted lights.	✓	
a. Cut-sheet detail of all proposed light fixtures.	✓	
26. Architectural elevations of building (all facades). Identifying height, Materials used and colors.	✓	
27. Existing/proposed floor plans.		✓
28. Roof mounted equipment and screening.	NONE	
29. Location and type of existing/proposed on-site signage.	NONE	
30. Notation of prior variances, if any.	NONE	
31. Notation of required local, state and federal permits, if any.	N/A	
32. Additional information or special data (for some sites only)	N/A	
b. Environmental Assessment Study.	N/A	
c. Traffic Study. Trip Generation.	N/A	
d. Hazardous Waste Management Plan.	N/A	
33. For residential development: a schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces.	N/A	
34. LLC establishments must have a current Plan of Operation.	✓	
35. Is property in the floodplain?	NO	
36. Will this require MDEQ permitting?	N/A	
37. Performance Bond – when required.	N/A	

Check the appropriate line. If item is marked as 'not provided', attach detailed explanation.

Additional data deemed necessary to enable to completion of an adequate review may be required by the Planning Commission, City and/or its consultants.

Site Plan Review Checklist Explanation for Verde Fields

10) Existing elevations are located on the Topographic Survey. The proposed elevations to be determined with geotechnical soil testing. Neighboring properties have had approximately 12" of topsoil which would set our building at 969 elevation at the highest.

17) We have 11 parking spaces in which one of them is handicapped. Verde Fields will have 2 employees in the facility besides the owner. We are not open to the public.

19) Soil erosion and sedimentation control measures during construction will be implemented by Verde Fields, LLC during the construction phase. Sandbags and/or hay bales will be placed on the eastern property line to ensure that sediment will not fill the ditch line or storm drain. Verde Fields will restore the ditch line and remove sediment if it happens to get around the installed control measures.

27) Proposed floor plans will consist of a concrete floor with mostly FRP Wall Panels. Approximately 4 flower rooms, 1 vegetative, 1 mother, 1 clone, 2 offices, men's and women's bathrooms, Dry room, etc.

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LESLIE BUSINESS PARK
LESLIE, MICHIGAN**

Declaration of Restrictions

The City of Leslie, Michigan, owner of the real property designated as the Leslie Business Park and the Leslie Local Development Finance Authority (LDFA), developer of the real property designated as the Leslie Business Park, a description of which is attached as Exhibit A, hereby make the following declaration of limitations and restrictions on said real property, and hereby specify that such declarations shall constitute covenants to run with the land and which shall bind all parties obtaining interest in said property, their successors and assigns, for the benefit of and limitations of all persons who obtain an interest in said real property. This declaration of restrictions is designed for the purpose of keeping the Leslie Business Park desirable, uniform, and suitable in use and architectural designs.

1. **Definitions.** Terms shall be defined as indicated in the City of Leslie Zoning Ordinance or as indicated below:

"Building Site" - shall mean any lot or portion thereof upon which a building or buildings and appurtenant structures may be erected in conformance with the requirements of the covenants.

"Finished Material" - face brick, glass, colored metal with permanent baked-on finish, concrete, ornamental stone or other decorative material, and shall not include concrete or cinder blocks, whether or not painted, unless such blocks are designed especially as ornamental facing or veneer, and wood if approved by the Grantors.

"Grantee" - shall mean any person, natural or otherwise, who takes or obtains any real or personal property interest from Grantor with respect to any part of the above-described land or improvements thereon.

"Grantor" - shall mean the City of Leslie Local Development Finance Authority, its successors and assigns, or any person or persons designated by the City of Leslie as having authority to act for the City with respect to these restrictive covenants and conditions.

"Improvements" - shall mean and include any industrial building or buildings, out buildings appurtenant thereto, parking areas, loading areas, fences, walls, hedges, lawns, plantings, and any other structures of any type or kind located above the ground.

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2. **Primary Intended Use.** The Leslie Business Park shall be used for manufacturing and industrial operations, which may include the manufacture of goods or materials or the processing of goods or materials by physical or chemical change, Agricultural processing or any eligible property use permitted under The Local Development Financing Act, being Act 281 of 1986. The types of uses permitted in the industrial park are set forth in the Industrial Zone of the City of Leslie Zoning Ordinance; said sections being hereby expressly incorporated hereto as and made a part of these restrictive covenants and conditions; provided further, however, that the following uses are expressly prohibited:
- a. Residential Construction.
 - b. Retail and Business/Commercial Purposes (other than a wholesale operation in conjunction with the primary authorized use).

Public or private dumps, incinerators, sanitary landfills, junk yards, sewage treatment and disposal installations are authorized by special use permits within the industrial park. Such uses carry additional site development requirements from the City's Zoning Ordinance. Any other use causing obnoxious fumes, smoke, noise, and/or unsightly appearance within the Business Park are prohibited.

3. **General Restrictions.**

- a. All buildings shall be constructed in accordance with applicable codes and ordinances of the City of Leslie.
- b. **Off-Street Parking** - Each owner must provide adequate off-street parking facilities so as to eliminate any necessity for the parking of vehicles upon the public streets within the park. One space shall be provided for every 2 employees for industries using 2 or more shifts, 1 space for every 3 employees for industries using 1 shift, or 1 space for every 400 square feet of gross floor area, whichever is greater. Parking shall not be permitted in set back areas, except that parking may be provided in front of set backs but not closer than twenty (20) feet from the property line. All driveways and parking areas shall be paved with Portland concrete, bituminous concrete, or bituminous aggregate surfacing to provide a dust free, all-weather surface. Sidewalks and walkways will be constructed of concrete. The parking areas and driveways shall be surfaced within one (1) year of the date of occupancy of the building.
- c. **Loading Space** - All provisions for the loading, maneuvering, and unloading of motor vehicles incidental to the operation of the business shall be placed on the lot. On-street motor vehicle loading and unloading shall not be permitted. Off-street loading areas shall be located on those sides of a building which do not front on a street. On corner lots where it is necessary for a loading area to be located on the

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side of a building fronting a street, the building must be set back from the property line at least fifty (50) feet on that side. For each 20,000 square feet of building space, one space be created which, at a minimum, shall be 12 feet wide, 25 feet long, and 14 feet high. Building owners are encouraged to screen loading areas from street visibility through the use of trees, shrubbery, fences, etc. Loading areas shall be paved with concrete, asphalt, or other hard surface material.

- d. **Outdoor Storage** - Outdoor storage of equipment, raw materials, semi-finished, or finished products may be permitted only when such outdoor storage is necessary and incidental to the operations being carried on in the building located upon the site. No storage shall be permitted on the set back areas and all storage shall be shielded by fence or landscaping so as to screen such storage area from public streets and adjoining properties. No storage shall be permitted between a frontage street and the building line.
- e. **Waste Material** - No waste material, rubbish, or discarded matter of any kind shall be permitted to be stored in open areas except in containers approved by the LDFA, and not beyond a time reasonably required to arrange for removal.
- f. **Utilities and Mechanical Equipment** - All electrical, telephone, telecommunications cable, and gas and utility service lines to individual buildings shall be install underground. Any mechanical equipment installed on a roof shall be architecturally screened to harmoniously conform to the general architecture of the building.
- g. **Surface Water** - Each Grantee shall make provisions for adequate drainage of surface water from their properties to public storm sewers and designated drainage areas in the park. All stormwater management plans associated with each lot development will accompany the initial site development plans submitted to the LDFA and Planning Commission.
- h. **Building Construction** - All buildings shall have exterior facing of architectural approval materials such as: face brick, concrete block, architectural concrete, steel or aluminum factory finished panels, and glass. All sides of any building facing upon a public street or a public highway must be treated with finished materials unless otherwise approved in the site plan. In the event of a dispute as to whether or not a particular material qualifies as "finished material", the decision of the Grantor will be final. All exposed concrete block or metal must be painted or varnished within sixty (60) days from the date of occupancy except those materials not normally painted, or materials which have been pre-finished. No used material shall be incorporated within any building without the express written permission of the Grantor. All buildings shall be constructed in accordance with applicable codes and ordinances of local, county, state, and federal governmental bodies, and shall in

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addition be constructed with high quality materials and in a manner so as to have the ability to withstand the normal causes of deterioration with normal maintenance procedures. No structure, covering, garage, or other outbuilding of a temporary nature shall be situated, erected, or maintained on any parcel of the subject property.

- i. **Landscaping** - All yard areas, with the exception of paved driveways, parking and loading spaces, outdoor storage areas, and walkways, shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. Such landscaping is to be completed within twenty-four (24) months after the start of construction, or six (6) months after occupancy of the principal building, whichever comes first. The owner shall maintain the landscaped areas at his own expense. Undeveloped areas for future expansion may be left un-landscaped upon written permission of Grantor.
- j. **Easement** - The Grantor retains such rights-of-way and easements as may be or convenient for the purpose of erecting, constructing, maintaining, and operating services of any kind over, across, under, and through the premises in designated setback areas between the building lines and the property lines, including, but not limited to, public services wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and the Grantor shall have the right to grant right-of-way easements to others to carry this out. Upon connection of the laying of such lines, wires, conduits, pipes, or sewers, the premises shall be restored to the same condition as they were prior to work being done.
- k. **Signs** - Signs advertising the person, firm, company, or corporation operating the use conducted on the lot or the products produced there shall be permitted, a freestanding nature, or attached to the building except that the signs cannot exceed the height of the building and shall conform to all front, side, and rear yard requirements. Outdoor advertising, billboards, or flashing lights are not permitted. Signs shall conform to the requirements of the City of Leslie Zoning Ordinance.
- l. **Fences and Walls - Except as provided below**, fences and walls in front yards shall not exceed three (3) feet in height and shall be constructed of wood and/or masonry. Security fences of more than eight (8) feet in height may be constructed in any location on the owner's property, including the front yard if shown on a site plan for the property approved by Grantor and the City of Leslie.

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4. Maintenance:

- a. Each lot owner shall at all times keep his premises, buildings, improvements, and appurtenances in a safe, clean, neat, and sanitary condition, and shall comply with all laws, ordinances, and regulations pertaining to health safety.
- b. Buildings within the park which become vacant shall be kept secured.
- c. If accumulation of weeds, rubbish, or items of equipment or supplies are permitted to remain on a parcel more than ten (10) days after a request in writing from the Grantor to have them removed, the Grantor, or its authorized agent, may enter upon any parcel for the purpose of removing same by whatever means it deems necessary. Such entry shall not be subject to any liability and the person in violation shall pay the cost of work.
- d. If landscaping areas are not maintained in accordance with the standard prescribed by the Grantor and the condition is not corrected within ten (10) days written notice from the Grantor, the Grantor or its authorized agent shall have the right to enter upon any parcel and plant or replant or maintain such areas, without being guilty of trespassing. The person in violation thereof shall pay the costs.

5. Site Plan Review.

Prior to the commencement of the construction on any site in the Leslie Business Park, the owner and/or developer thereof shall submit a site plan for review and approval to the Local Development Finance Authority (LDFA).

A site plan shall be required for original construction, as well as for any subsequent construction. The site plan shall contain the following information in detail: ingress and egress to the site, interior traffic pattern, parking, landscaping, location of signs, architectural drawings of proposed buildings, and a description of the building construction and materials. The Local Development Finance Authority shall within sixty (60) days of the submission of a site plan, determine if the site plan meets the requirements contained herein, and such event shall approve the site plan. If the site plan does not meet the requirements contained herein, the LDFA shall disapprove the site plan and shall notify the owner and/or developer of the reasons for disapproval in writing. The Local Development Finance Authority may request such additional information as it deems necessary to make its determination or as may be required by State Law. Approval of site plan by the LDFA shall not relieve the owner and/or developer of obtaining any other approval required by law. All site plans must be additionally approved by the City of Leslie Planning Commission to conform to the City of Leslie Zoning Ordinances, and the City of Leslie Building Inspector shall issue all building permits in conformance with the City of Leslie Building Codes.

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The Leslie Local Development Finance Authority and its members shall not be liable for damages to any person submitted plans for approval or to any owner and/or developer covered by these covenants by reason of mistake in judgment, negligence of itself, its agents or employees arising out of or in connection with the approval or disapproval or failure to approve any site plan.

6. Time Limit for Construction.

Construction of an approved building upon said building site shall begin no later than twelve (12) months from the date of closing on the sale contract agreement, and such construction shall be completed within twenty-four (24) months after the start of construction. If construction has not begun or has not been completed within the time limits specified above, the City of Leslie, its successors, or assigns may extend in writing the time in which said building is to be built. The City of Leslie also retains the option of refunding the purchase price and taking possession of the land if construction does not begin in a timely manner. At the time of such refund of the purchase price, the purchaser shall execute and deliver to the City of Leslie a good and sufficient reconveyance of said premises.

7. Resale Rights.

- a. No purchase of unimproved property shall sell or lease said property to any third party without the written consent of the City of Leslie Local Development Finance Authority. In the event the purchase of unimproved property desires not to proceed with development, the LDFA, its successors and assigns, retains the option to refund the purchase price less any outstanding mortgages or other encumbrances against the property and all costs in connection with the repurchase or re-conveyance, and enter into possession of the land. This section is not intended to prohibit the transfer of said property to a company, real estate, or holding corporation, but such transferee shall take subject to all the restrictions herein contained, including this paragraph.
- b. No purchaser of unimproved or improved property shall subdivide or divide any lot or combination of lots in order to create additional lots for the purpose of sale or lease without the written consent of the LDFA. Any lot or lots created by division or subdivision shall meet all applicable laws of Michigan and the City of Leslie, and improvements thereto shall be subject to all the restrictions and covenants contained herein including resale rights and time limits for construction.
- c. Any purchaser of improved property may convey said property to a third party, to the condition outlined in these restrictions.

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- d. It is further covenanted and agreed by and between the parties hereto that Grantor will not grant, sell, or convey any interest in or to any part or parcel of the above-described property without inserting in the grant thereof that the property is subject to all covenants and restrictions as adopted by LDFA.

8. Enforcement.

Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Grantor, in addition to all other remedies, the right to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the person in violation, which expenses to be a lien on such land enforceable in equity; provided, however, that no such entry shall be made unless the violation or breach has not been remedied or corrected within thirty (30) days after delivery of notice of such violation or breach from the Grantor or to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty (30) days after mailing such notice, by first class mail, postage prepaid, to the recorded owner of such premises at their last known address. Any party hereto, their heirs, devisees, administrators, successors, or assigns shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restriction above set forth, or to pursue any other remedy, legal or equitable, but the violation of these restrictions shall not defeat nor render invalid the lien of any mortgage or trust deed made in good faith and for value without notice of violation.

9. Failure to Enforce.

Failure by the City of Leslie or the Local Development Finance Authority to enforce any of such restrictions, conditions, and agreement as contained herein shall in no event be deemed a waiver of right to do so thereafter.

10. Covenant Duration.

Each of the conditions, covenants, restrictions, and reservations set forth above shall run with the land and bind all parties obtaining interest in said property, their successors, and assigns.

IN WITNESS WHEREOF, the City of Leslie, by authority of the City Council, has caused this instrument to be executed by its Mayor and attested by its City Clerk, and its corporate seal to be affixed hereto this _____ day of _____ 20____.

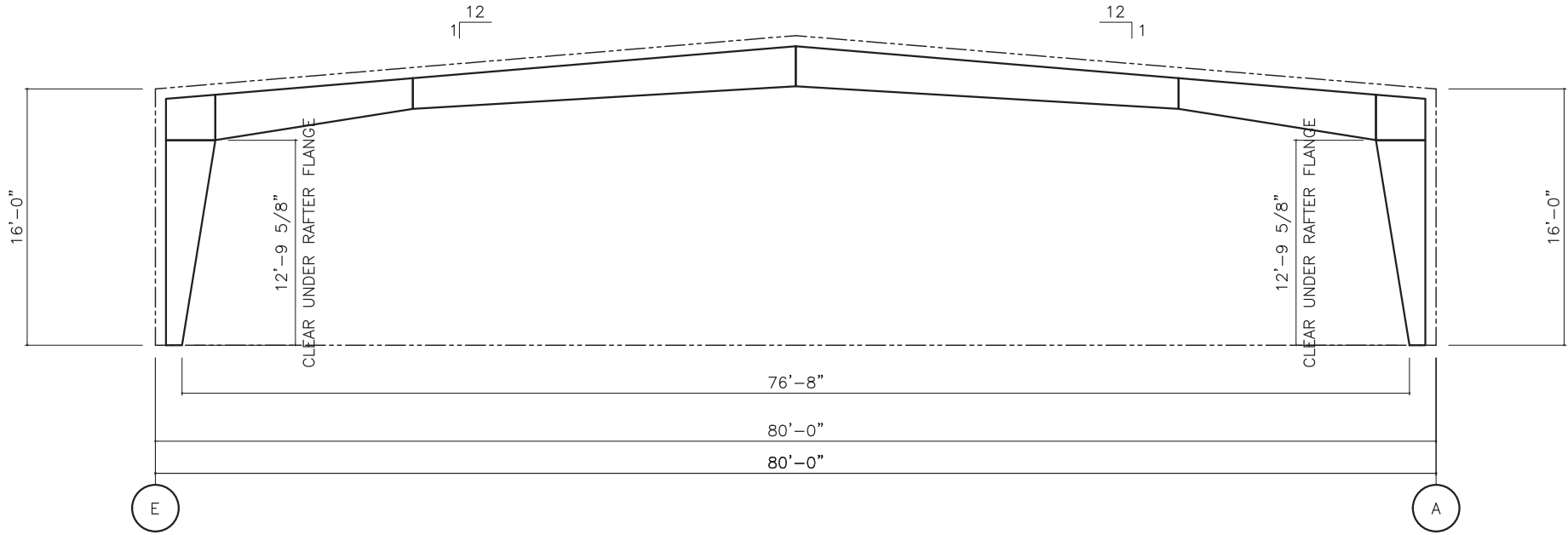
**PROTECTIVE COVENANTS
LESLIE BUSINESS PARK
LESLIE, MICHIGAN**

ATTEST:

CITY OF LESLIE

Mayor

Clerk



FRAME @ LINE(S) 2,3,4,5,6

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 10/21/2020 11:20 AM

PRELIMINARY FRAME CROSS SECTIONS

SHEET NUMBER: QUOTE NUMBER: CGS_2020.0925_ML_1

PROJECT NAME:

NORMAN ALBRECHT BLDG

LESLIE, MI

CANAM STEEL BUILDING CORPORATION

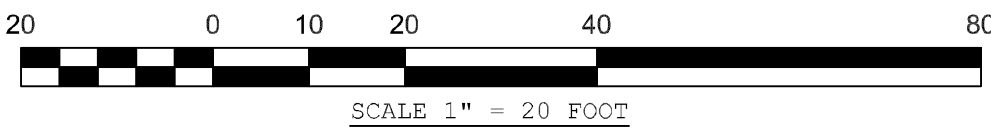
WARREN, OH

PROPERTY DESCRIPTION

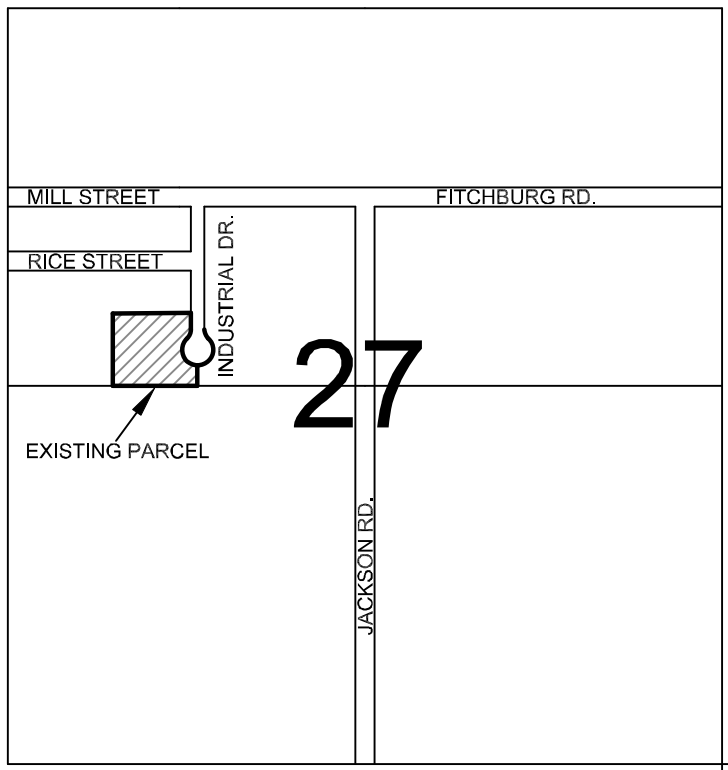
A parcel of land being part of the South 1/2 of the Northwest 1/4 of Section 27, Town 1 North, Range 1 West, City of Leslie, Ingham County, Michigan being more specifically described as follows: To locate the Place of Beginning, commence at the West 1/4 corner of Section 27; thence N 89°57'33" E., along 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.



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

ELEVATION DATA

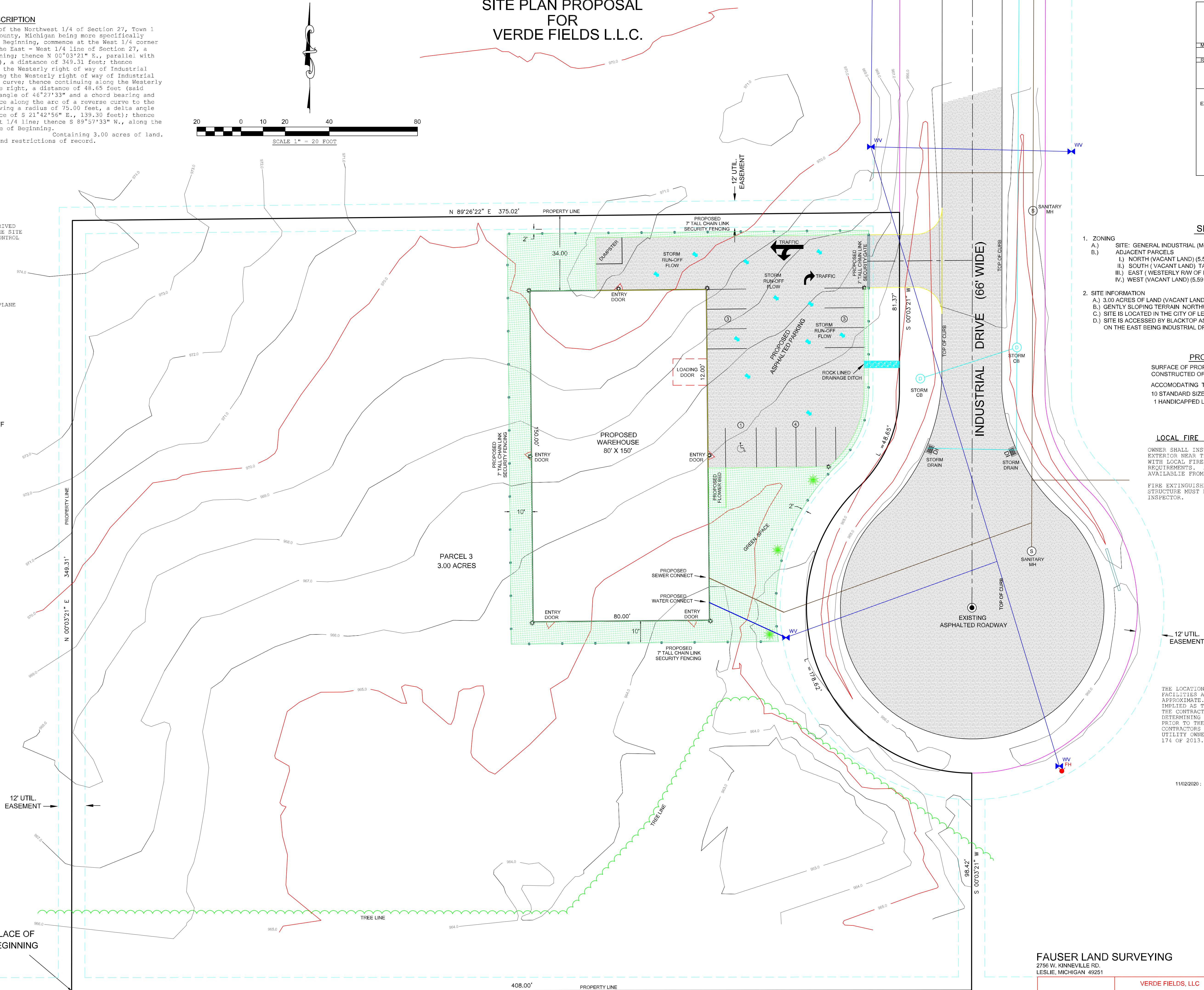
ELEVATIONS CITED ON THIS DRAWING WERE DERIVED FROM SATELLITE OBSERVATIONS BROUGHT TO THE SITE AND VERIFIED AGAINST U.S.G.S. VERTICAL CONTROL MONUMENTS. CONTINENTAL-US GROID 18.

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



- 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

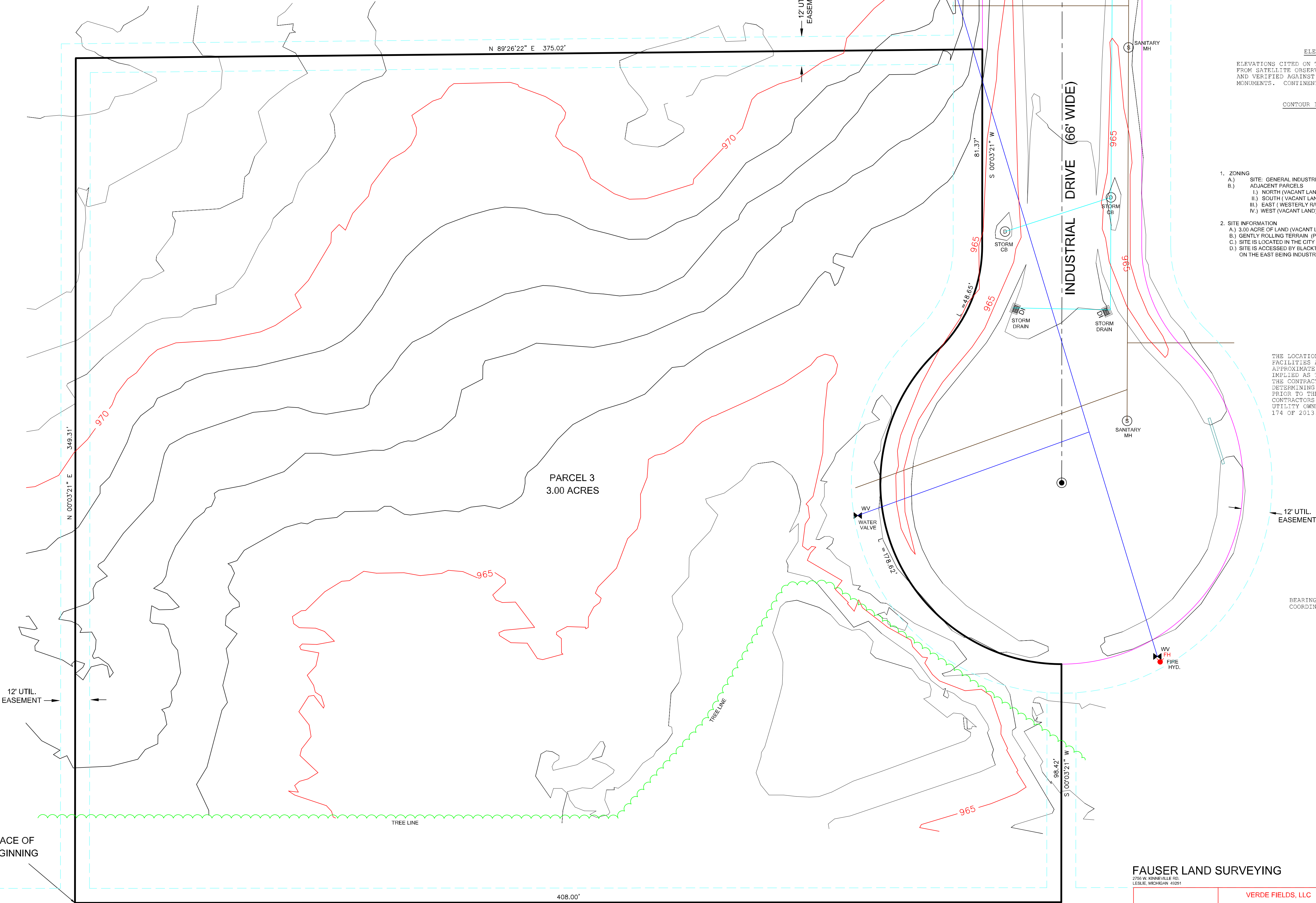
TOPOGRAPHIC SURVEY
FOR
VERDE FIELDS L.L.C.

PROPERTY DESCRIPTION

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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 GEOID 18.

CONTOUR INTERVAL = 1 FOOT

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 ACRE OF LAND (VACANT LAND, SURVEYED AND DESCRIBED)
B.) GENTLY ROLLING TERRAIN (PREVIOUSLY CULTIVATED WITH SOY BEANS)
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.

***** 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.

BASIS OF BEARINGS

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

FAUSER LAND SURVEYING

2750 W. KIRKNEVILLE RD.
LESLIE, MICHIGAN 48821

MARK A. FAUSER, PS

VERDE FIELDS, LLC

TOPOGRAPHY

FIGURE
A

DRAWN: FAUSER DATE: 10/20/2020 APPROVED: MAR SCALE: 1 INCH = 20 FEET PROJECT NO.: TS 10/2020

**CITY OF LESLIE NOTICE OF ELECTRONIC MEETING
REGULAR MEETING OF THE LESLIE PLANNING COMMISSION
WEDNESDAY, NOVEMBER 25, 2020 AT 6:00 PM**

Purpose of Meeting

Regular meeting of the Leslie Planning Commission.

Reason for Electronic Meeting

Public Act 228 of 2020 amends the Open Meetings Act granting authorization of remote participation in public meetings and hearings using electronic methods. The City of Leslie must allow for two-way communication during its meetings, so that public participants can hear members of the public body and can be heard by members of the public body and other participants during a public comment period. 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=ed7f4dbde1f58acf2e8b1f557be816a09>

Or Dial In: 1-415-655-0001 and follow prompts.

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 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.

Public Input and Questions on Business before the Leslie Planning Commission Regular 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.

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.