

**CARROLLTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, October 20, 2014**

<u>Roll Call:</u>	Chairperson Sobek	Present
	Vice-Chair P Olvera	Present
	Secretary J Olvera	Present
	Township Board Member Douglas	Present
	Member Dallas	Present
	Member Frank	Present
	Member Gnatkowski	Present

There being a full board present Chairperson Sobek called the meeting to order at 6:00 p.m.

Correspondence Received: Letter regarding public hearing.

Approval of Agenda:

It was moved by Dallas and supported by Douglas to accept the agenda. There being all ayes, the motion passed by unanimous voice vote.

Approval of Minutes:

It was moved by Gnatkowski and supported by J Olvera to accept the minutes from the September 15, 2014 regular meeting as submitted. There being all ayes, the motion carried with unanimous voice vote.

Public Hearing:

Discussed rezone request for 11-12-4-13-2023-000 (965 Shattuck) from R-1 (Residential: Low Density) to B-3 (Business: Community).

Public Comments:

Ken Curnutt, owner of Barney's Blacksmith and requestor of the rezone, presented his proposal which included a picture of his proposed addition to the building (a 40 x 80 pole barn). Mr. Curnutt explained that the pole barn would provide storage for the vehicles and equipment so that it's not left outside. He stated that without the rezone, he can't protect his investment. For example, if there was a fire, he wouldn't be able to rebuild because of the current zoning.

A few residents spoke of their concerns that if Barney's leaves the area, and the property was rezoned to B-3, that would leave it open for something else to go into that property that isn't residential.

Also, a few residents spoke in favor of Barneys, they believe it would be good for the community and Carrollton needs to retain more businesses instead of turning them away.

Commission member comments:

Chairperson Sobek read two letters that will be attached to these meeting minutes.

Member Gnatkowski discussed doing a conditional rezone which would protect Barney's investment, but once Barneys left the location, it would revert back to R-1 zoning.

It was moved by Dallas and supported by Douglas to close the public hearing. There being all ayes, the motion carried with unanimous voice vote.

A motion was made by Gnatkowski and supported by Frank to table the Rezone for 11-12-4-13-2023-000 (965 Shattuck) from R-1 (Residential: Low Density) to B-3 (Business: Community) until the township is able to talk to the Zoning Administrator about a conditional rezone. Will discuss further at the next Planning Commission meeting.

There being 6 ayes and 1 nay (Dallas), the motion passed.

New Business: None

Old Business:

Update on 2801 N. Michigan – court date was rescheduled to November 6, 2014 at 10:30 a.m. Gnatkowski stated that he talked to the County Treasurer's office and they will start the foreclosure process in March, 2015.

Open discussion for Issues Not on the Agenda:

Planning Commission Members:

Discussion was held reference parking on Baylor court.

J Olvera asked about walking trails in Carrollton and about missing photos from the final draft of the master plan from page 21.

Members of the Audience:

Adjournment:

It was moved by Dallas and supported by Gnatkowski to adjourn. There being all ayes, the meeting adjourned at 7:08 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

Connie Lienczewski	903 Homedale
Briney Lienczewski	903 Homedale
Tom Veremis	3198 Columbine
Christine Collison	983 Shattuck
David Collison	983 Shattuck
Jill Curnutt	4327 Lorraine
Ken Curnutt	4327 Lorraine
Corey Curnutt	2805 Congress
Erika Delacruz	2805 Congress
Sam Curnutt	3166 Church
Tom Goodell	525 Stoker
Mary McPhee	822 Shattuck
Don McPhee	822 Shattuck
Alvina Kunitzer	849 Shattuck
Rose King	3427 N Michigan
Saginaw News	100 S Michigan