

**CARROLLTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, November 21, 2016**

<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	Absent- excused
	Member Gnatkowski	Present

There being a quorum present Chairperson Sobek called the meeting to order at 6:00 p.m. Also in attendance: Jessi Warzecha, Office Clerk and Pat Killingbeck, Zoning Administrator.

Approval of Agenda:

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

Approval of Minutes:

It was moved by P Olvera and supported by Douglas to accept the minutes from the October 17, 2016 regular meeting. There being all ayes, the motion carried with unanimous voice vote.

Public Hearing:

Public hearing opened at 6:00 p.m.

Discussion was held on the conditional rezone of 805 Shattuck. Many residents showed up both for and against the convenience store. Mr. Braley wants to open a neighborhood-friendly store with the hours being 7:00 a.m. to 11:00 p.m.

Public hearing closed at 6:32 p.m.

A motion was made by Dallas and supported by Gnatkowski to approve the conditional rezone for 11-12-4-05-1930-000 (805 Shattuck) from R-2 (Residential: Medium Density) to B-2 (Business: Neighborhood) with the following conditions: Hours of operation will be 7 a.m. to 11 p.m., erect a six (6) foot privacy fence along the back and side of the property between the DIFFERENT zonesING CLASSIFICATION and the property will be used as a convenience store.

Roll Call:

Sobek	Yes
P Olvera	No

J Olvera	No
Douglas	Yes
Dallas	Yes
Gnatkowski	Yes

There being 4 ayes and 2 nays, the motion carried.

Public hearing opened at 6:45 p.m.

Mr. Donnenwerth is asking for a special use permit to run a fence contracting business with outside storage. He plans on removing the grass from the back end of the property and adding stone crete. He was informed that he will need a storm water review for drainage of the property. He will need to add a visual screen so that the outside storage is unable to be seen.

Public hearing closed at 7:08 p.m.

A motion was made by Gnatkowski and supported by Dallas to approve the site plan for 11-12-4-05-0805-000 (3185 Carrollton Rd.) with the following conditions: erect a six (6) foot stockade or visual screen to block the view of the outside storage and have a storm water review of the property.

Roll Call:

Sobek	Yes
P Olvera	Yes
J Olvera	Yes
Douglas	Yes
Dallas	Yes
Gnatkowski	Yes

There being 6 ayes and 0 nays, the motion carried.

A motion was made by J Olvera and supported by Dallas to approve the special use permit for 11-12-4-05-0805-000 (3185 Carrollton Rd.) with the following conditions:
Contractor with outside storage

Roll Call:

Sobek	Yes
P Olvera	Yes
J Olvera	Yes
Douglas	Yes
Dallas	Yes
Gnatkowski	Yes

There being 6 ayes and 0 nays, the motion carried.

Old Business

Discussion was held on the fence ordinance. Office Clerk Warzecha was instructed to bring surrounding townships' fence ordinances to the next meeting.

Discussion was held on the Iron Belle Trail. A motion was made by Gnatkowski and seconded by Dallas to recommend to the Township Board a letter of support for a planning grant application. There being all ayes, the motion passed by unanimous voice vote.

Adjournment:

It was moved by J Olvera and supported by Dallas to adjourn. There being all ayes, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

Phil and Jeanne Taber	3061 Hanchett
Andrea Sheikhzadeh	3066 Hanchett
Rose King	3427 N Michigan
Alvina Kunitzer	849 Shattuck
Brenda Litchfield	849 Shattuck
Shirley Smith	849 Shattuck
Dan and Sue Mclary	6245 Blackmar, Bridgeport MI
Marilyn Savard	426 Franconian, Frankenmuth MI
Sue Ryan	3678 Canyon Saginaw MI
Ken and Jill Curnutt	4327 Lorraine Ave
Jamie Westphal	501 Pioneer Trail
Thomas Braley	1631 Brockway
Sean Mclary	821 Homedale
Don and Mary McPhee	822 Shattuck
John Allison	
Phil Abney	227 Lynn
Jerry Fritz	3363 Terry
Butch Krumenaker	3029 N Michigan
Mark Davis	645 Rustic