

**CARROLLTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Monday, September 17, 2018**

<u>Roll Call:</u>	Chairperson Sobek	Present
	Vice-Chair P Olvera	Present
	Secretary J Olvera	Present
	Township Board Member Douglas	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. Also in attendance: Jessi Warzecha, Office Clerk and Pat Killingbeck, Zoning Administrator.

Approval of Agenda:

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

Approval of Minutes:

It was moved by Frank and supported by Gnatkowski to accept the minutes from the August 20, 2018 regular meeting. There being all ayes, the motion carried with unanimous voice vote.

New Business:

Discussion was held on the current dumpster ordinance, Sec. 66-170 (f) (2) and how thick the slab under the dumpster and truck approach area must be.

It was moved by Frank and supported by Gnatkowski to revise Sec. 66-170 (f) (2) to read:

Each container site and truck approach area shall be constructed with either asphalt or cement to a sufficient depth that the surface withstands the weight of the truck and container as it is emptied. Any deteriorating, broken up material will be treated as a blighted condition and the owner will be notified that the area needs repair.

Roll Call:

Sobek	Yes
P Olvera	Yes
J Olvera	Yes
Douglas	Yes
Frank	Yes
Gnatkowski	Yes

There being all ayes, the motion passed.

Discussion was held on the proposed amendment to the zoning ordinance for accessory buildings. The attorney drafted proposed language to allow an accessory building to be across the street from the principle building/structure on a vacant lot.

It was moved by J Olvera and supported by Douglas to accept the attorney’s ordinance with the addition of (e) and (f)

Sec. 66-93. –Accessory buildings and structures.

(a) *Use exceptions.*

(8) *Special Use Exception*

See exception for Off Site Accessory Buildings in Section 66-218.

Sec. 66-218. **Off-Site Accessory Buildings/Structures (category U)**

(a) *Standards.* The principal building/structure and accessory building/structure must be located in the R-1 Zoning District and be clearly incidental and customary to each other. The accessory building/structure must be located across the street/road from the principal building/structure.

(b) *Use.* The accessory structure must serve as an accessory structure to the principal building. It must enhance the area and not conflict with the nature and use of the area.

(c) *Benefit.* The accessory building/structure must be clearly incidental to, and customarily found in connection with, the principal building/structure and compatible with the location of the parcels.

(d) *Requirements.* The Planning Commission shall determine the requirements of the exception based upon the facts and circumstances of the location.

(e) *Maximum Size.* Accessory building can’t exceed square footage of principle building of applicants.

(f) *Reference.* Sec. 66-93 and 66-57

Roll Call:

Sobek	No
P Olvera	Yes
J Olvera	Yes
Douglas	Yes
Frank	Yes
Gnatkowski	Yes

There being 5 ayes and 1 nay, the motion passed.

Old Business:

Signs for the Iron Belle trail have been ordered by the Saginaw County Road Commission. Extra funds may be available for a kiosk.

Request for bids for the Master Plan have been mailed out and are due back to the office by October 5, 2018.

Spicer Group will be doing the Recreation Plan and Douglas invited the Planning Commission member to attend meetings.

Adjournment:

It was moved by J Olvera and supported by Frank to adjourn. There being all ayes, the meeting adjourned at 6:35 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

Rose King	3427 N Michigan
Joan Douglas	1828 Kelly