

CARROLLTON TOWNSHIP PLANNING COMMISSION
Public Hearing
Monday, September 21, 2020

<u>Roll Call:</u>	Chairperson Sobek	Present
	Vice-Chair P Olvera	Present
	Secretary J Olvera	Present
	Township Board Member Douglas	Present
	Member Brushaber	Present
	Member Frank	Present
	Member Gnatkowski	Present- arrived at 5:35 p.m.

There being a full board present Chairperson Sobek called the meeting to order at 5:30 p.m. Also in attendance: Jim Gray, Zoning Administrator and Jessi Warzecha, Office Clerk.

Approval of Agenda:

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

Approval of Minutes:

It was moved by Douglas and supported by Frank to accept the minutes from the September 2, 2020 regular meeting. There being all ayes, the motion carried with unanimous voice vote.

Public Hearing:

Public Hearing for Rezone request opens: 5:32 p.m.

Discussion was held on the rezone request for 500 & 600 Tyler, 700 Sherman from R-1 to A-1. The applicants were not in attendance. The future land use has it zoned as R-1 and if rezoned to A-1 it would allow for farm animals on the property. The current zoning of R-1 allows for farming (the intent asked for the rezone) and for that reason the Zoning Administrator's recommendation is to deny the rezone request. It was also mentioned there is a Farmland Exemption for school operating tax that the owners can apply for when zoned R-1.

Public Hearing Closed: 5:42 p.m.

It was moved by J Olvera and supported by Douglas to deny the rezone from R-1 to A-1 request for 500 & 600 Tyler, 700 Sherman.

Roll Call:	Sobek	Yes
	J Olvera	Yes

P Olvera	Yes
Douglas	Yes
Brushaber	Yes
Frank	Yes
Gnatkowski	Yes

There being 7 ayes and 0 nays, the motion passed.

Open Discussion not on Agenda:

Member Gnatkowski mentioned that Carrollton Center (Skyway Plaza) will be going up for sale in the near future.

Discussion was held on moving future meetings to the third Tuesday of the month at 6:00 p.m.

A motion was made by Douglas and supported by Frank to move future meeting to the third Tuesday of the month at 6:00 p.m. starting with October's meeting. There being all ayes the motion passed.

Public Comments:

Rick Hertz, 3030 N Michigan, came to the board to discuss changes to the ordinance to allow food trucks for more than a temporary option. He is licensed with the state and has insurance. He would like to set up at Carrollton Center but with options to move to other locations. Food trucks have become more popular over the last couple of years and more and more are popping up. The commission agreed to look at the current ordinance and see what if any changes can be made.

Andy Lamia, 2836 N Michigan, asked if Mark Knight, owner of Great Lakes Bay Services, has turned in a new site plan. Zoning Administrator Gray explained that two letters have been sent because the use of the business/building has changed since the last site plan was submitted; however, the time is not up before sending a third letter. When a site plan is given to the township, it will come before the Planning Commission.

Public Hearing:

Public Hearing for Master Plan opens at 6:15 p.m.

Discussion was held on the Master Plan. The Master Plan was sent to neighboring communities back in March before everything was shut down for Covid-19.

Public Hearing Closed: 6:20 p.m.

It was moved by Gnatkowski and supported by J Olvera to accept the Master Plan and attached Resolution of Adoption.

Roll Call:	Sobek	Yes
	J Olvera	Yes
	P Olvera	Yes
	Douglas	Yes
	Brushaber	Yes
	Frank	Yes
	Gnatkowski	Yes

There being 7 ayes and 0 nays, the motion passed.

Adjournment:

It was moved by Gnatkowski and supported by J Olvera to adjourn. There being all ayes, the meeting adjourned at 6:22 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

Alan Bean	Spicer Group
Rick Hertz	3030 N Michigan
Andy Lamia	2836 N Michigan