

**CARROLLTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 16, 2021**

Via Zoom Webinar

<https://us02web.zoom.us/j/83714883473?pwd=eWF3bFJ3VHAxYWNUTktsNklqLzVtZz09>

Passcode: 485332

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

There being a quorum present Chairperson Sobek called the meeting to order at 6:10 p.m. Everyone was in attendance via Zoom including Jim Gray, Zoning Administrator and Jessi Warzecha, Office Clerk.

Approval of Agenda:

It was moved by Douglas and supported by Sobek 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 Frank to accept the minutes from the February 16, 2021 regular meeting. There being all ayes, the motion carried with unanimous voice vote.

Public Hearing:

Rezone: 234 Walnut & 3415 Carrollton Rd

Public hearing opened at 6:13 p.m.

Discussion was held on the rezone request for 234 Walnut and 3415 Carrollton by Robert Roenicke. Gray gave his recommendation to allow both properties to be rezoned to M-1 based on the future land use map. Member J Olvera brought to the commission's attention that the updated Master Plan that was just adopted in 2020 has the future land use as B-3 for those properties. Unfortunately, the G.I.S. had not been updated and completed copies have not been received by the township. Based on conversation that Gray and Warzecha had with Mr. Roenicke, we could rezone to B-3 and would still meet his needs for the property.

Public hearing closed at 6:20 p.m.

It was moved by Gnatkowski and supported by Douglas to accept the rezone from R-1 to B-3 request for 234 Walnut and to deny the rezone from B-3 to M-1 request for 3415 Carrollton Rd.

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

There being 5 ayes and 0 nays, the motion passed.

Old Business:

Discussion was held on the new Food Truck Ordinance and application. Staff Warzecha asked if the due date could be changed to March 31st every year to be the same as the other certificates that need to be renewed each year. The commission feels that a \$25 late fee for the mobile restaurant yearly renewal fee would be sufficient and to add “consecutive” to the 30 day term.

It was moved by J Olvera and supported by Douglas to approve the Food Truck Ordinance and application with changes of due date to March 31st and add “consecutive” to the 30 day term.

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

There being 5 ayes and 0 nays, the motion passed.

Open Discussion not on Agenda:

Gray had the Township’s attorney send a letter to 2824 N Michigan (Mark Knight) to stop and cease the business operation because no site plan has been submitted after changes to business operations. Mr. Knight wants to change the type of business that is run at 2824 N Michigan from landscaping/snowplowing to contracting for Consumers Energy. Gray stated a new site plan needed to be submitted and that the heavy equipment cannot be stored on his property or adjacent property. Gray also stated that a letter was sent to 2801 N Michigan (Greenwood) asking what his plans were for the property. Mr. Greenwood is unsure and is only using as storage for his items right now.

Adjournment:

It was moved by J Olvera and supported by Gnatkowski to adjourn. There being all ayes, the meeting adjourned at 6:41 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

None