

**CARROLLTON TOWNSHIP PLANNING COMMISSION
REGULAR HEARING
Tuesday, August 17, 2021**

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

There being a quorum present Chairperson Sobek called the meeting to order at 6:00 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 Douglas 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 J Olvera to accept the minutes from March 16, 2021. There being all ayes, the motion passed by unanimous voice vote.

It was moved by Brushaber and supported by Douglas to accept the minutes from June 15, 2021. There being all ayes, the motion passed by unanimous voice vote.

Correspondence: Andrew Lamia- attached

Old Business:

Revised Site Plan for 2824 N Michigan was discussed. Mr. Knight will be leasing property from 2800 N Michigan for outside storage and will need a conditional special use permit because it is only zoned B-3. Proposed site plan includes an 8 ft wooden fence, dumpster enclosure (at 2800 N Michigan) and one handicapped parking spot.

Andrew Lamia, 2836 N Michigan, shared his concerns about the current owner, Mark Knight, and questioned if he would follow the rules since he didn't at another property that he used to own in the township. Lamia requested a 10 ft steel fence instead of the proposed 8 ft wooden fence. Douglas asked Gray if this was a reasonable request and Gray responded yes. Brushaber asked if there would be any difference between the two sizes and blocking noise and Gray said he didn't believe it would make a difference.

Frank expressed his displeasure with the site plan only being turned in two hours before the meeting. Frank asked since it was turned in so late, was the Fire Marshal or the DPW

given the opportunity to look at the site plan? Gray stated that since this is a use site plan and not a construction site plan for a new building that it was not needed. Frank stated in a previous meeting that Knight was given a letter from Carrollton Township Attorney to cease and desist and asked if this ever happened. Gray replied no because Knight had contacted him and started the process of getting a site plan. Frank stated that a lot of the concerns brought in front of the Planning Commission are code enforcement complaints and need to be addressed. Discussion followed.

It was moved by Brushaber and supported by J Olvera to approve the site plan as submitted for 2824 N Michigan with stipulations of: hours of operation are 7 a.m. to 7 p.m. and a 45-day timeline to finish the fence and handicapped parking spot.

Roll Call:

Sobek	Yes
Brushaber	Yes
Frank	Yes
Douglas	Yes
J Olvera	Yes

There being 5 ayes and 0 nays the motion passed.

Open Discussion not on Agenda:

Gray stated that there are a few ordinances that need to be updated plus he wanted to add the requirement of electronic copies of site plans to the ordinance. Gray also would like to do some training sessions in the upcoming months.

Brushaber questioned the apartment building on Bauer and asked when it would be finished. Gray stated that the footings are still in the ground, and they are looking into rebuilding.

J Olvera mentioned the 4th annual Dumpster Day and reminded the commission members to spread the word.

Discussion was held on the condition of Carrollton Center (Skyway Plaza) and how this needs to be brought up to code. The commission would like to get a quote from Spicer's Group for professional fees to help Carrollton Center with a Corridor Improvement Grant.

Gray mentioned that a new business was moving into the township at 509 Shattuck. It would be a screen-printing T-shirt store.

Lamia questioned why a conversation with Douglas back in 2014 about Knight's property was never brought to the Planning Commission like recommended in the Open Meetings Act? Discussion continued between Lamia and Sobek, which got heated and ended the meeting.

Adjournment:

It was moved by J Olvera and supported by Brushaber to adjourn. There being all ayes, the meeting adjourned at 7:26 p.m.

Respectfully Submitted,

John Olvera, Secretary

Public in Attendance:

Andrew Lamia	2836 N Michigan
Mark Knight	2824 N Michigan
John Morey	D & M Site
Ryan Greenwood	2801 N Michigan