

BROWNSTOWN TOWNSHIP PLANNING COMMISSION MEETING

Monday, April 12, 2010

The meeting of the Charter Township of Brownstown Planning Commission was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183 on Monday, April 12, 2010. Chairman Zurawski called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance.

PRESENT: Chairman Zurawski, Members Allen, Armatis, Chapman, Knappmann, Shastal and Taft. Also present were Brian Borden from LSL Planning, Township Attorney Foley and Economic Development Manager DiSanto.

ABSENT: none

AGENDA APPROVAL:

Motion by Chapman, supported by Allen, to approve the Planning Commission Agenda of April 12, 2010, with the explanation that the request for item number 1, Public Hearing for Special Conditional Use to allow the transfer of a Dealer license for Winners Auto & Cycle, 17700 Telegraph, has been withdrawn. All voting aye.

MINUTE APPROVAL:

Motion by Taft, supported by Allen, to approve the Planning Commission minutes of March 22, 2010. All voting aye.

Public Hearing to hear comments on proposed Zoning Ordinance amendments, in accordance with Ordinance #141.

SECTION 1.03 To clarify uses not specifically permitted or those in conflict with other laws are prohibited;

SECTION 8.02 AND APPENDIX A To allow "Recreational Vehicle Sales, Service and Storage" as a Special Land Use in the I-1 and I-2 districts

SECTION 16.04 To allow political signs of up to 32 square feet in size.

Motion by Chapman, supported by Armatis, to open the Public Hearing. All voting aye.

Borden provided clarification for the text amendments.

Shirley Bowman, 18615 Emit, had several concerns that were answered by Foley, Borden and DiSanto.

Richard Sexton, 19155 Allen Road, commented that the sign ordinance should not be changed.

Motion by Chapman, supported by Allen, to close the Public Hearing. All voting aye.

Motion by Knappmann, supported by Taft, to recommend to the Township Board approval of the text amendments to Section 1.03, 8.02 and Appendix A and to recommend denial of the text amendment to Section 16.04. Roll call vote: Allen, aye; Armatis, aye; Chapman, aye; Knappmann, aye; Shastal, nay; Taft, aye; Zurawski, aye. Motion carried.

Schedule Public Hearing for Conditional Rezoning to allow a Self-Service Gas Station in a TC zoning district for Kroger at 23849 West Road.

Motion by Chapman, supported by Allen, to schedule the Public Hearing for May 10, 2010, for Conditional Rezoning to allow a Self-Service Gas Station in a TC zoning district for Kroger at 23849 West Road 70 064 99 0006 702. All voting aye.

Schedule Public Hearing for Special Land Use for a Child Care Center, Nursery School, Day Nursery to be placed in a B-2 zoning district for 19117 Allen Road.

Motion by Chapman, supported by Armatis, to schedule the Public Hearing for May 10, 2010, for Special Land Use for a Child Care Center, Nursery School, Day Nursery to be placed in a B-2 zoning district for Marie Liburdi, Children's Place Montessori, 19117 Allen Road 70 035 99 0015 701. All voting aye.

Schedule Public Hearing for Special Land Use for a Group Child Care Home use in a R-1 zoning district for 24656 Blanche Street.

Motion by Allen, supported by Chapman, to schedule the Public Hearing for May 10, 2010, for Special Land Use for a Group Child Care Home use in a R-1 zoning district for Terri Perry, 24656 Blanche Street 70 058 01 0046 000. All voting aye.

Schedule Public Hearing for proposed Zoning Ordinance amendment, in accordance with Ordinance #141, Section 11.05 Motor Vehicle Uses.

Motion by Chapman, supported by Allen, to schedule the Public Hearing for May 10, 2010, for proposed Zoning Ordinance amendment, in accordance with Ordinance #141, Section 11.05 Motor Vehicle Uses. All voting aye.

Staff Report (none)

Administrative Review (none)

Public Forum (none)

Motion by Chapman, supported by Allen, to adjourn meeting at 7:25 P.M. All voting aye.

David G. Zurawski Sr., Chairman