

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 15, 2013
7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:30 p.m. in the Ready Road Hall by Chairman Eric Smith.

Members present: Eric Smith, Jan Langton, Fred Wickenheiser, Eric Blaz, Bob Lowry, Don Kecskes, and Sid Stumpmier.

Absent members: Robin Carmack and Dan Meiden (seated late).

Others present: Jim Vaslo –Township Manager, Adam Young – Wade & Trim, and six citizens.

Motion #145 Meeting Minutes Approval.

Motion by Stumpmier supported by Langton to approve the Planning Commission Meeting Minutes of 11/20/12. Blaz and Lowry abstained. Voice vote taken. Motion carried.

Motion #146 Agenda Approval.

Motion by Kecskes supported by Smith to approve the agenda as presented. Voice vote taken. Motion carried.

Old Business

None.

Motion #147 To Seat.

Motion by Kecskes supported by Wickenheiser to seat Meiden at 7:55 pm. Voice vote taken. Motion carried.

New Business

- A. A site plan review for Parcel # 5801-027-030-10, commonly known as 10101 Telegraph Rd., Carleton, MI 48117, owned by Richard Adel, 24625 Brest Rd, Taylor MI 48180. The proposed site plan is for additional uses to an existing commercial site.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young reviewed the site plan prepared by John D. Kohler Architect P.C. dated December 20, 2012. The site plan proposes 4 additional uses to the existing commercially zoned property. In his review Planner Young noted that the property is approximately 20.7 acres in size and is currently zoned C-3 Heavy Commercial. The property has 6 total buildings and

numerous other improvements. There are currently uses that have been approved in the past by the Township Planning Commission for the property. They are mobile home sales, storage and refurbishing and the storage of semi trailers that was approved as an additional use in February 2010. The site plan proposes to keep the current approved uses and add four additional. The proposed additional uses are retail mobile home parts sales (noted as existing buildings 5 and 6 on the site plan), truck repair and storage (noted as existing building 4 on the site plan), vehicles sales and storage and heavy equipment/farm implement sales and storage.

Planner Young continued his review by noting the zoning ordinance allows some of the proposed uses as principal permitted uses, while others are not specifically listed as allowed in the C-3 District (see Section 11.02). He pointed out that Section 11.02(4) of the ordinance allows the Planning Commission to permit within the C-3 District any other uses which is determined “to be of the same general character as, and compatible with, the above permitted uses.”

With that said, Planner Young reviewed the ten deficiencies he noted in the site plan as listed in his review letter dated January 7, 2013. His recommendation to the Planning Commission was to postpone action on the site plan to allow the applicant to prepare a revised site plan which addresses the ten concerns.

The applicant was represented by J.C. Karwick, General Manager of the property and Stephen Jedinak, Attorney for Northern Homes, the current business operating on the site. They both fielded questions from the Commission and attempted to clarified concerns with the site plan and the proposed additional uses.

Commission member Kesckes made a motion and it was supported by Meiden to deny the site plan and the additional uses until such time that all existing unapproved uses are removed from the property, that all blight related factors are cleared from the property and that the applicant submit verification that the existing septic systems for buildings 1 and 2 have been inspected by the County Health Department and are in working condition. The motion requested that a fine be levied everyday that the unapproved uses exist.

Chairman Smith thought that the motion had exceeded the powers of the Planning Commission and asked that the motion be stated in a different manner and suggested that perhaps two or more motions would be in order. Kesckes and Meiden rescinded their motion.

Motion # 148 To Deny.

Motion by Kesckes supported by Meiden to deny site plan approval for Parcel # 5801-027-030-10 as submitted based on the ten (10) concerns outlined in Wade Trim’s letter dated 1/7/13.

Roll Call 7-Yes, 0-No. Motion carried.

Motion # 149 To Recommend.

Motion by Kesckes supported by Stumpmier to recommend to the Township Board that immediate legal action be taken against Mr. Richard Adel, Parcel # 5801-027-030-10, to clear

the property of all blight factors any unapproved uses and materials, equipment, vehicles, etc., associated with those uses.

Roll Call 7-Yes, 0-No. Motion carried.

- B. A site plan review for Parcel # 5801-021-049-00, vacant land on Fessner Road between Ready and Grafton Roads in Carleton, MI 48117, owned by Sunoco Pipeline, L.P., Sinking Springs, PA 19608. The proposed site plan is for a pump station for an existing liquid transportation pipeline.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles Planner Young reviewed the site plan prepared by Philip Porte P.E. of BMJ Engineering dated December 19, 2012, for Sunoco Pipeline. The site is 11.24 ac of vacant land on Fessner Rd with the actual improvements to be located on approximately 1.23 ac on the south west portion of the property. The current zoning is AG, Agricultural, which allows the proposed use as a principal permitted use.

In Planner Young's review letter dated January 8, 2013, he noted 10 concerns regarding the site plan. They ranged from minor omission and incorrect base information to lighting and noise concerns. Also screening and the type of building materials to be used were discussed. In closing he recommended that the Planning Commission postpone action on the site plan to allow the applicant time to prepare a revised site plan which addresses his concerns as well as those of the commission.

The applicant was represented by Mr. Porte and he fielded questions from the planner and commission. Noise, fencing, screening, building materials, signage, and drainage, were all concerns for the commission members given the surrounding residential structures and uses. The applicant responded positively and said he would take the Commission's concerns and suggestions back to Sunoco Pipeline for possible revisions to the site plan.

Motion # 150 To Table.

Motion by Kesckes supported by Smith to table the proposed site plan for Parcel # 5801-021-049-00 to allow the applicant time to revise and resubmit the site plan.

Roll Call 7-Yes, 0-No. Motion carried.

- C. Election of officers for 2013.

Motion #151 Open Nominations.

Motion by Stumpmier supported by Smith to open the floor to nominations for Chairperson, Vice Chair and Secretary for 2013. Voice vote taken. Motion carried.

A nomination to retain Eric Smith - Chairman, Sid Stumpmier, Vice Chair and Fred Wickenheiser, Secretary was heard.

Motion #152 Close Nominations.

Motion by Smith supported by Stumpmier to close the floor to nominations for Chairperson, Vice Chair and Secretary for 2013. Voice vote taken. Motion carried.

Motion #153 To Retain.

Motion by Blaz and Supported by Lowry to retain the same leadership in 2013 as it was in 2012. Eric Smith - Chairman, Sid Stumpmier - Vice Chair and Fred Wickenheiser - Secretary. Voice vote taken. Motion carried.

D. Consolidation of the Village of Carleton into Ash Township and Road improvement Plan for 2013. Discussion only.

Discussion was heard in regards to eliminating the Village of Carleton as a unit of government and consolidate the area it into the Township. In general the Commission approved of the idea but had many question dealing with services, taxes, assets and the process of dissolving a unit of government.

Road repair and how to priorities improvements were discussed. In general two recommendations were agreed upon. First, the Township should not participate financially in Primary Road projects. Second, the Township should concentrate on preservation and repair of paved roads and not on paving of gravel roads due to limited funding at this time.

Motion #154 Meeting Adjourn.

Motion by Smith supported by Meiden to adjourn at 8:50 p.m. Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo
Township Manager