

ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 17, 2017
7:00 p.m.

The Ash Township Planning meeting was called to order at 7:01 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Eric Smith, Sid Stumpmier, Don Kecskes, Bob Lowry, Robin Carmack, Jim Booth, Eric Blaz, and Katelyn McClanahan,

Absent members: Brian Langton.

Others present: Jim Vaslo – Township Manager, Adam Young – Township Planner and 9 citizens.

Motion #402 Meeting Minutes Approval.

Motion by Booth supported by Smith to approve the Ash Township Planning Commission Meeting Minutes of November 15, 2016 as presented. Voice vote taken. Motion carried.

Motion #403 Agenda Approval.

Motion by Booth supported by Lowry to approve the agenda as presented. Voice vote taken. Motion carried.

New Business

- A. **Postponed A Public Hearing** for Parcel #5801-003-019-00, 60 acres of vacant land on Will Carleton Rd in Carleton, MI 48117, owned by Guardian Glass who is requesting a rezoning from AG, Agricultural to I-2, General Industrial, for a planned expansion to their glass fabrication and warehousing operation.

Manager Vaslo explained to the Commission that there had been an error in the notification process for property with 300 feet of the parcel being considered for rezoning. Due to that error the Public Hearing cannot be held this evening and will be rescheduled to the February 21, 2017, Planning Commission meeting. The parcels within 300 feet will be re-noticed by First Class Mail of the date of the Public Hearing and the Public Hearing notice will be republished in the local news paper. Chairman Smith declined to have any discussion on the matter. The following Motion was offered:

Motion #404 To Set Public Hearing.

Motion by Stumpmier supported by Smith to reschedule the Public Hearing for Parcel 5801-003-019-00 for February 21, 2017, and the requested rezoning. Voice vote taken. Motion carried.

Old Business

- A. A proposed Special Land Use for Parcel #5801-023-054-11, vacant land at Telegraph Road & Indian Trail Rd, Carleton, MI 48117, owned by Compeau Brothers Inc. The applicant is Eric Blaz, owner of the Blaz Companies, who is requesting a Special Land Use permit for the expansion of the existing commercial contracting business at 11111 Telegraph Road and to allow for the outside storage and sales of materials. **Tabled from 10/18/16.**
- B. A site plan review for Parcel #5801-023-054-11, vacant land at Telegraph Road & Indian Trail Road, Carleton, MI 48117, owned by Compeau Brothers Inc. The applicant is Eric Blaz, owner of the Blaz Companies, who is seeking to expand his existing commercial contracting business at 11111 Telegraph Road. **Tabled from 10/18/16.**

Manager Vaslo explained that the Township has not received any new information or applications from Mr. Blaz regarding the two tabled requests above. Both items remained tabled and the following motion was offered:

Motion #405 To Remove From Agenda.

Motion by Kecskes supported by Smith to remove the current Special Land Use request and the site plan review for Parcel # 5801-023-054-11 from future Planning Commission agendas.

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

- C. A **Public Hearing** for Parcel #5801-027-026-10, commonly known as 10221 Telegraph Road, Carleton, MI 48117, owned by Jason Cullen, who is requesting a Special Land Use permit to bring existing commercial business into compliance with the Ash Township Zoning Ordinance. **Tabled from 11/15/16.**

No action was taken by the commission on the Special Land Use request as the Township Board has not taken any action on the rezoning request yet. The matter remains tabled.

New Business

- B. Text amendments for rear yard setbacks, pools, and accessory building height limits.

Chairman Smith asked Planner Young to review the proposed text amendments with the commission. Planner Young had prepared memorandum on each subject and he began with Accessory Building and Setbacks. There are two main changes proposed along with some other ancillary changes. The first main change would be to increase the maximum height for detached accessory building from 14 feet to 18 feet. The other would be to allow detached accessory buildings within the rear yard but at least 10 feet from the rear property line. Proposed text amendments were presented to the commission for review. After some discussion the following motion was offered.

Motion #406 To Set Public Hearing.

Motion by Carmack supported by Booth set a Public Hearing for the proposed text amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.05, Subsections (3), (5), (7), (8), and Article 15, Section 15.02, Subsection (8) on February 21, 2017.

Voice vote taken. Motion carried.

The next text amendment pertained to Private Swimming Pools. Planner Young reviewed his memorandum on the subject with the commission. During his review it was noted that the Township Ordinance is in conflict somewhat with the Michigan Building Codes regarding fencing requirements for private swimming pools. The planner suggests amending the zoning ordinance to defer to the Building Codes in regards to pool safety requirements. After some discussion the following motion was offered:

Motion #407 To Set Public Hearing.

Motion by Carmack supported by Blaz set a Public Hearing for the proposed text amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.09, Subsection (7) on February 21, 2017. Voice vote taken. Motion carried.

A review of the new Medical Marijuana Laws.

Planner Young took the commission through the new laws that were passed by the State and how they could have an effect of Ash Township. A handout from Wade Trim and from the Michigan Township Association was given to each member which answered many of the questions brought up by the commission members and the audience. It was the consensus of the commission that marihuana laws in this state and nation are changing and that well planned, well thought policy on how and when to regulate this expanding use. No action was taken by the commission and no motions were offered.

Election of officers.

Motion #408 To Elect.

Motion by Booth supported by Carmack to retain Chairman Smith and Vice Chairman Stumpmier in their positions for the 2017 year. Voice vote taken. Motion carried.

Meeting Dates and Times.

Motion #409 To Elect.

Motion by Smith supported by Lowry to set the meeting date and time for the Planning Commission for the 2017 year as presented. Voice vote taken. Motion carried.

Motion #410 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 8:20 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo, Ash Township Manager