

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
January 20, 2015  
7:00 p.m.**

The Ash Township Planning meeting was called to order at 7:02 p.m. in the Ready Road Hall by Chairman Smith.

**Members present:** Sid Stumpmier, Eric Smith, Bob Lowry, Don Kecskes, Robin Carmack, Joel Mossburg and Jim Booth.

**Absent members:** Eric Blaz, and one vacant seat.

**Others present:** Jim Vaslo – Township Manager, Adam Young – Wade Trim and 7 citizens.

**Motion #291 Meeting Minutes Approval.**

Motion by Booth supported by Stumpmier to approve the Planning Commission Meeting Minutes of 11/18/14 as presented. Voice vote taken. Motion carried.

**Motion #292 Agenda Approval.**

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

**Old Business**

- A. A site plan for parcel # 5801-034-035-50, commonly known as 9250 Telegraph Road, Carleton, MI 48117, owned by Shamrock Development/Brian Shelton. Discussion only.

The applicant and his engineer were present and gave a very brief overview of the steps taken so far in regards to a proposed new use for the property. Plans were submitted, reviewed and approved by the Monroe County Drain Commissioner's office. A soil erosion permit has been applied for and will be issued once fees are paid. The applicant indicated that a site plan will be ready for the February Planning Commission meeting agenda. The following motion was offered:

**Motion #293 To Table.**

Motion by Stumpmier supported by Kecskes to table the site plan issues for parcel #5801-034-035-50 until an application and site plan is submitted to the Planning Commission for review. Voice vote taken. Motion carried.

**New Business**

- A. A **Public Hearing** for a proposed Special Land Use for parcels # 5801-013-029-00 and # 5801-013-037-10, commonly known as 12050 Telegraph Road, Carleton, MI 48117, owned by Tom Smith. The Special Land Use is for an Automotive Service Facility.

**Motion #294 To Open Public Hearing.**

Motion by Kecskes supported by Smith to open the public hearing for parcels # 5801-013-029-00 and # 5801-013-037-10, for a proposed Special Land Use.

Voice vote taken. Motion carried.

Planner Young prepared a review letter for the Special Land Use and Site Plan applications for parcels # 5801-013-029-00 and # 5801-013-037-10, commonly known as 12050 Telegraph Road. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young reviewed his letter dated January 14, 2015 with the Commission as it pertained to the Special Land Use first. It was the Planners opinion that the proposed development was consistent with the standards of the zoning ordinance. It would be harmonious with the established land uses in the area and would represent a substantial improvement to the immediate vicinity and community as a whole.

The Planner and Commission members has several questions for the applicant who was present, regarding hazardous substances and asked that plans for storage and removal of chemical waste be detailed on the site plan. With no other public comments heard the following motion was offered:

**Motion #295 To Close Public Hearing.**

Motion by Booth supported by Lowry to close the public hearing for parcels # 5801-013-029-00 and # 5801-013-037-10, for a proposed Special Land Use. Voice vote taken. Motion carried.

**Motion #296 To Recommend Approval.**

Motion by Carmack supported by Kecskes to recommend to the Ash Township Board approval of the Special Land Use for parcels # 5801-013-029-00 and # 5801-013-037-10, for a proposed Automotive Service Facility contingent upon final approval of the corresponding site plan by the Planning Commission. Roll Call: 7 – Yes, 0 – No Motion carried.

- B. A site plan review for parcels # 5801-013-029-00 and # 5801-013-037-10, commonly known as 12050 Telegraph Road, Carleton, MI 48117, owned by Tom Smith. The proposed use is an Automotive Service Facility.

Planner Young was asked to continue his review of the site plan portion for the proposed automotive service facility. In the same review letter dated January 14, 2015, the Planner outlined the project for the Commission and had what he considered five minor changes and additions needed to the site plan. These dealt mainly with correction and additions to notes on

the site plan. The applicant indicated that the changes would be made. The Planner noted in his letter what he consider two “major” issues that would need to be addressed. First being the pavement requirement of the Zoning Ordinance. The Applicant would either have to revise the site plan to be in compliance with Section 18.02, (8) as it pertains to pavement or obtain a variance from the Zoning Board of Appeals. The second issue was the proposed location of the off-street loading area. Section 18.03, (4) states that loading space shall be screened. It was suggested that the loading be moved to an area not visible to the public or that the site plan be revised to show the necessary screening.

The Planner’s last two comments related to the entrance off Telegraph Road and the need for MDOT to confirm its meets their standards. The other comment was about surface water drainage and the need for it to be reviewed by the Township Engineer for compliance.

The Commission members spoke about the need to have the pump-n-haul septic system checked by the Health Department to see that it is in working order and that it will be sufficient for the proposed new use. It was also discussed that more parking should be added even though the site plan as submitted met the zoning requirements for off street parking. With discussion ending the following motion was offered:

**Motion #297 To Table.**

Motion by Stumpmier supported by Lowry to table the site plan for parcels # 5801-013-029-00 and # 5801-013-037-10, until such time as the applicant submits a revised site plan for Planning Commission review. Roll Call: 7 – Yes, 0 – No Motion carried.

C. Election of officers for 2015. Chairperson, Vice Chair and Secretary.

**Motion #298 To Elect Officers.**

Motion by Stumpmier supported by Booth to retain Eric Smith as Chairman, Sid Stumpmier as Vice-Chairman and to elect Joel Mossburg as Secretary for 2015. Voice vote taken. Motion carried.

D. Set meeting dates and time for 2015. All meetings will be on the third Tuesday of each month; 1/20, 2/17, 3/17, 4/21, 5/19, 6/16, 7/21, 8/18, 9/15, 10/20, 11/17 and 12/15. All meeting times will be at 7:00 pm.

**Motion #299 To Set Meeting Dates and Times.**

Motion by Smith supported by Lowery to set the meeting dates and time as presented for 2015. Voice vote taken. Motion carried.

**Motion #300 Meeting Adjourn.**

Motion by Booth supported by Smith to adjourn at 8:15 p.m.  
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo  
Township Manager