

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 21, 2014
7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:35 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Don Kecskes, Sid Stumpmier, Robin Carmack, Eric Smith, Eric Blaz and Jim Booth.

Absent members: Bob Lowry, Dan Meiden and Fred Wickenheiser.

Others present: Jim Vaslo – Township Manager, Adam Young – Wade Trim and 17 citizens.

Motion #233 Meeting Minutes Approval.

Motion by Stumpmier supported by Booth to approve the Planning Commission Meeting Minutes of 9/17/13 and Special Planning Commission Meeting Minutes of 11/6/13 as presented. Voice vote taken. Motion carried.

Motion #234 Agenda Approval.

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

Old Business

- A. A revised site plan review for Parcels # 5801-070-030-00 and 5801-070-031-00, commonly known as 13596 Telegraph Road and 13452 Telegraph Road, Flat Rock, MI 48134, owned by U.S. Silica Company, Frederick, MD. The revised site plan is for an Extractive Operation mining sand stone. The Planning Commission tabled the site plan in June 2013.

Motion #235 Remove from Table.

Motion by Stumpmier supported by Blaz to remove the U.S. Silica site plan from the table. Voice vote taken. Motion carried.

After a brief review of the U.S. Silica project and applications for site plan approval and special land use, Planner Young was asked to review the latest revised site plan application. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young prepared a written review and a copy of that letter (dated January 16, 2014) was supplied to the Planning Commission. In his review it was noted that U.S. Silica has submitted a single sheet site plan revision labeled Figure 1A, dated December 17, 2013. The revised site plan sheet was accompanied by a letter to the Ash Township Clerk dated December 19, 2013. The applicant intends for the revised Figure 1A to replace the Figure 1A from the

original site plan submitted in October 2012. The entire site plan submittal including the above-described revised site plan was reviewed for compliance with the requirements of the Township Zoning Ordinance. In particular it was reviewed by Planner Young to determine whether the revised site plan has addressed his concerns as outlined in his most recent review letter (dated May, 15, 2013).

Planner Young's summary and conclusion was that the revised site plan was now in compliance with all ordinance requirements with the exception of the requirements of Section 21.15(3)d. He recommended that the Planning Commission require, in writing, from the applicant that they would adhere to the requirements of Section 21.15(3)d. It was also recommended that the Township require the applicant to submit a clean copy(s) of the final site plan. In closing Planner Young recommended approval of the site plan with the noted contingencies.

General discussion took place between the Planning Commission members, planner, audience members and the applicant. The subject of ground cover maintenance was discussed at length. Though Section 21.16 of the Zoning Ordinance describes the requirements for the maintenance of landscaping the Planning Commission felt that ground cover should be kept at a height not to exceed 6 inches for all property on the site located in Ash Township. The following motion was offered:

Motion #236 To Approve.

Motion by Booth supported by Stumpmier to approve the site plan for U.S. Silica and Parcels # 5801-070-030-00 and 5801-070-031-00 as revised and presented contingent on the following: That all ground cover for the property located in Ash Township be maintained at a height of 6 inches or less, that the requirements outlined in Section 21.12(3)d be complied with, that a consent agreement be reach between Ash Township and U.S. Silica, and that a complete set(s) of final site plans, revised sheets, supplemental information, narratives and letters of confirmation/compliance be submitted to the Township for their files.

Roll Call: 4 – Yes, 2 – No (Carmack, Kecskes) Motion carried.

B. Review of Ash Township Zoning Ordinance 7C, Article 21, General Provisions, regarding residential dwelling standards, for possible text amendments.

In September 2013, the Planning Commission began discussion of residential dwelling standards for the Township. Planner Young led the discussion on the potential to incorporate minimum construction standards for residential dwellings within the Township Zoning Ordinance. A memorandum dated January 16, 2014, on this subject was prepared by Planner Young and shared with the Planning Commission.

After review of the memorandum and much discussion it was proposed that a new section be added to Article 21, of the Ash Township Zoning Ordinance 7C. Section 21.35, Single-Family Dwellings, would incorporate ten (10) subsections into the ordinance. Draft language was review and modified. The following motion was offered:

Motion #237 Set Public Hearing.

Motion by Smith supported by Booth to hold a Public Hearing on the proposed text amendments to Article 21, of the Ash Township Zoning Ordinance 7C, at the next available Planning Commission meeting. Voice vote taken. Motion carried.

- C. Review of Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish, for possible text amendments.

At the request of the Township Board, the Planning Commission and Planner Young have been reviewing Article 21, as it pertains to extractive operations within the Township. Over the past four months the Planning Commission members, Planner Young and Manger Vaslo have reviewed mining/extractive ordinances currently used by other Michigan Townships. They have also been reviewing Article 21, Section 21.20 of the Ash Township Zoning Ordinance 7C to insure the health, safety and welfare of all Ash Township citizens are protected.

For consideration of the Planning Commission, Planner Young prepared a memorandum dated January 16, 2014, which included draft language for potential text amendments to Section 21.20. After review of the memorandum and much discussion it was decided to let Planner Young incorporate changes brought forth during discussions into the draft language and bring back to the Planning Commission at their next available meeting. No motions were offered on this subject.

Motion #238 Meeting Adjourn.

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

Respectfully Submitted

Jim Vaslo
Township Manager