

**Ash Township  
Zoning Board of Appeals  
Meeting Minutes  
January 3, 2012**

**Held on:** Meeting was called to order by Chairman Stumpmier on Tuesday, January 3, 2012, at 7:33 p.m. at the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

**Members Present:** Sid Stumpmier, Ace DeVillez, Robin Carmack and Bev Malvitz.

**Members Absent:** Ron Keilman

**Others Present:** Jim Vaslo – Twp. Manager, and 8 citizens

Chairman asked if everyone received a copy of the November 1, 2011 minutes and if there were any additions or corrections?

**Motion #66 Motion to Approve Minutes.**

Motion by Malvitz supported by Carmack to approve the amended Zoning Board of Appeals meeting minutes of November 1, 2011. Voice vote taken. Motion carried.

**Motion #67 Agenda Approval.**

Motion by DeVillez supported by Carmack to accept the amended agenda adding under New Business, 3) Election of Officers and 4) Set meeting dates and times for 2012. Voice vote taken. Motion carried.

**Old Business:**

None

**New Business:**

1. A **Public Hearing** for the Flat Rock Historical Society and Ron Drager, the owner of parcel #5801-001-025-00, commonly know as Flat Rock Speedway, 14041 Telegraph Rd, Flat Rock, MI 48134, who is requesting two (2) , one (1) day temporary use permits for a flee market. The events are to take place on May 6, 2012, and October 7, 2012. The request is made under the Ash Township Zoning Ordinance 7C, Article 24, Section 24.07 (4).

**Motion #68 Open the Public Hearing.**

Motion by Malvitz supported by Carmack to open the Public Hearing for

Parcel #5801-001-025-00. Voice vote taken. Motion carried.

Manager Vaslo informed the Board that this request for a temporary use permit is the same as previous years and that there is no history of problems with the proposed use.

Board Members had few questions for the applicant and a proposed site plan was supplied. There were no comments from the audience.

**Motion #69 Close the Public Hearing.**

Motion by DeVillez supported by Malvitz to close the Public Hearing for Parcel #5801-001-025-00. Voice vote taken. Motion carried.

**Motion #70 Open the Finding of Facts.**

Motion by Devillez supported by Stumpmier to open the finding of facts. Voice vote taken. Motion carried.

- Fact- Stumpmier- That the Historical Society has held the same temporary use in the past with out any problems. Supported by Malvitz.
- Fact- Carmack- The site plan presented is the same plan approved in the past. Supported by DeVillez.

**Motion #71 Close the Finding of Facts.**

Motion by DeVillez supported by Carmack to close the finding of facts. Voice vote taken. Motion carried.

**Motion #72 Approve the Requested Variance.**

Motion by DeVillez supported by Carmack to approve the requested variance for Parcel # 5801-001-025-00 granting two (2) , one (1) day temporary use permits for a flee market. The events are to take place on May 6, 2012, and October 7, 2012.

Roll Call: 4-Yes, 0-No. Motion carried.

2. A **Public Hearing** for Michigan Pipe & Valve/Mike Komisar the owner of parcels #5801-035-003-90, #5801-035-003-70 and #5801-035-003-50, vacant land on Gubbini Dr., Carleton, MI 48117, who is requesting a variance to the Ash Township Zoning Ordinance 7C, Article 15, Section 15.02 (1) Permitted Building Sites. A variance for three (3) additional building sites is requested.

**Motion #73 Open the Public Hearing.**

Motion by Carmack supported by DeVillez to open the Public Hearing for

Parcels #5801-035-003-90, #5801-035-003-70 and #5801-035-003-50. Voice vote taken.  
Motion carried.

Manager Vaslo took questions from the Board regarding the sliding scale regulating the number of building site allowed under Section 15.02 (1) of the Township Zoning Ordinance. The applicant was present and answered questions about the history of the property, how he became the owner and what the future plans were for its development. Several of the neighbors were present and had concerns and questions as well. After some discussion the neighbor were satisfied that the requested variance, if granted, would cause little or no concern and could be a positive for the road.

**Motion #74 Close the Public Hearing.**

Motion by DeVillez supported by Stumpmier to close the Public Hearing for Parcels #5801-035-003-90, #5801-035-003-70 and #5801-035-003-50. Voice vote taken. Motion carried.

**Motion #75 Open the Finding of Facts.**

Motion by DeVillez supported by Carmack to open the finding of facts.  
Voice vote taken. Motion carried.

- Fact- DeVillez- That the land was lawfully divided in accordance with the State Land Division Act and the Township Land Division Ordinance. Supported by Carmack.
- Fact- Carmack- The parcels created are greater then the Township Ordinance requires in area and has more then the required road frontage. Supported by Malvitz.
- Fact- DeVillez- That the neighboring property owners have no objections to the proposed variance. Supported by Carmack.

**Motion #76 Close the Finding of Facts.**

Motion by DeVillez supported by Malvitz to close the finding of facts.  
Voice vote taken. Motion carried.

**Motion #77 Approve the Requested Variance.**

Motion by DeVillez supported by Stumpmier to approve the requested variances for Parcels #5801-035-003-90, #5801-035-003-70 and #5801-035-003-50 granting buildable status too all three parcels subject to the rule and regulations established and adopted by Ash Township.  
Roll Call: 4-Yes, 0-No. Motion carried.

3. Election of Officers.

**Motion #78 To Appoint.**

Motion by Malvitz supported by Carmack to retain Stumpmier as Chairman and DeVillez as Vice-Chairman for 2012. Voice vote taken. Motion carried.

4. Set Meeting Dates for 2012 for the first Tuesday of each month at 7:00 pm. Meetings will take place at the Ready Road Hall, 1677 Ready Road, Carleton MI.

**Motion #79 Adjournment.**

Motion by Malvitz supported by DeVillez to adjourn. Voice Vote taken. Motion approved.

Respectfully Submitted,  
Jim Vaslo  
Township Manager