

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 16, 2012
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, Tom Anson, Robin Carmack, Jan Langton, Dan Meiden, Don Kecskes, and Jim Booth.

Absent members: Sid Stumpmier and Fred Wickenheiser (seated late).

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

Motion #130 Meeting Minutes Approval.

Motion by Kecskes supported by Langton to approve the Planning Commission Meeting Minutes of 9/18/12. Voice vote taken. Motion carried.

Motion #131 To Seat.

Motion by Carmack supported by Booth to seat Member Wickenheiser at 7:37 pm. Voice vote taken. Motion carried.

Motion #132 Agenda Approval.

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

Old Business

- A. **A Public Hearing** for proposed text amendments to Ash Township Zoning Ordinance 7C. The proposed text amendments pertain to Wireless Communication Facilities, Temporary Uses and Signs.

Motion # 133 To Open Public Hearing.

Motion by Carmack supported by Kecskes to open the Public Hearing for the proposed text amendments to Zoning Ordinance 7C. Voice vote taken. Motion carried.

Planner Young explained that the zoning amendments being considered for recommendation to the Township Board are those reviewed at the September Planning Commission meeting. The wireless communication and sign text amendments were not revised from the September meeting. The temporary use amendments now reflect the Planning Commissions' desire to have

the Board of Appeals retain the responsibility for the approval of temporary uses, but give the Chief Enforcement Officer the authority to allow outdoor display areas for an existing business operation.

The Public Hearing and proposed text amendment were posted in the Monroe Evening News as required by law and that a copy of the three sections of the ordinance being amended were available for review at the Township Hall.

No written, electronic or verbal comments were received at the Township prior to the Public Hearing. The commissioners had several questions and comments for Planner Young and Manager Vaslo.

Motion # 134 To Close Public Hearing.

Motion by Booth supported by Wickenheiser to close the Public Hearing for the proposed text amendments to Zoning Ordinance 7C. Voice vote taken. Motion carried.

Motion # 135 To Recommend.

Motion by Carmack supported by Wickenheiser to recommend to the Township Board that text amendments to Zoning Ordinance 7C, Articles 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 21, 23, and 24, pertaining to Wireless communication facilities, temporary uses and signs be approved as presented.

Roll Call: 8-Yes, 0- No. Motion carried.

New Business

- A. A site plan review for Parcel # 5801-009-001-01, commonly known as 1034 E. Newburg Rd., Carleton, MI 48117, owned by Terry L. Claypool. The proposed site plan is for a private road and lot split development on 42.73 acres off E. Newburg Rd.

Planner Young reviewed the proposed development with the commission. In 2006 the site plan was originally approved for the development, with a one-year extension granted by the Township in 2007. However, the project did not proceed and no further extensions were requested. Per ordinance the approval was automatically revoked after due to a lack of progress or construction.

The site plan prepared by Mannik & Smith Group is similar to the original site plan with only a few minor changes. Wade Trim had noted four items of concern in their review. Engineering review is needed, a private road maintenance agreement is needed and street light detail is required. It was also noted that the proposed Lot 2 in the proposed development would either require a variance or existing building would need to be removed.

Planner Young recommend approval contingent upon the applicant providing a revised site plan and that the Township Engineer and Attorney review and approve the private road plan and maintenance agreement.

Motion # 136 To Recommend.

Motion by Meiden supported by Booth to recommend approval of the Private Road contingent upon the submission of a revised site plan, review and approval of the site plan by the Township Engineer, and review and approval of the Private Road Maintenance Agreement by the Township Attorney.

Roll Call 8-Yes, 0-No. Motion carried.

Motion #137 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 7:59 p.m.

Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo
Township Manager