

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 18, 2016
7:00 p.m.**

The Ash Township Planning meeting was called to order at 7:00 p.m. in the Ready Road Hall by Chairman Smith.

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

Absent members: Brian Langton, Eric Blaz (excused).

Others present: Jim Vaslo – Township Manager, Adam Young – Township Planner and 51 citizens.

Motion #376 Meeting Minutes Approval.

Motion by Booth supported by Carmack to approve the Ash Township Planning Commission Meeting Minutes of August 16, 2016 as presented.

Voice vote taken. Motion carried.

Motion #377 Agenda Approval.

Motion by Kecskes supported by Lowry to approve the agenda as presented.

Voice vote taken. Motion carried.

Old Business

- A. A revised 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. **Tabled from 1/20/15.**

Motion #378 To Remove From Table.

Motion by Stumpmier supported by Lowry to remove the site plan from the table for Parcels # 5801-013-029-00 and # 5801-013-037-10. Voice vote taken. Motion carried.

Planner Young reviewed the revised site plan for the commission. In his review letter dated 10/12/16, Planner Young outlined the issues from the 1/20/15 meeting that lead to the tabling of the original site plan. It was noted that all issues have now been addressed on the revised site plan and that Wade Trim was recommending approval.

The applicant was present along with his architect and answered several questions from the commission. After a brief discussion the following motion was offered:

Motion #379 To Approve.

Motion by Carmack supported by Lowry to approval to the revised site plan dated 9/16/16 for Parcels

5801-013-029-00 and # 5801-013-037-10.

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

B. Update on rezoning of Parcel #5801-034-037-00 and sign & ZBA text amendments.

Manager Vaslo informed the commission that rezoning for the parcel above was approved by the Township Board as well as the zoning text amendments to the sign and ZBA articles in the Ash Township Zoning ordinance 7C.

New Business

A. A **Public Hearing** for Parcel #5801-013-017-10, vacant land on Telegraph Road just south of Carleton Rockwood Road, Carleton, MI 48117, owned by Richard Cabala. The applicant is Jim Betz, owner of Hard Drive Express, who is requesting a rezoning from AG, Agricultural to C-3, Heavy Commercial for a commercial truck yard.

Motion #380 To Open Public Hearing.

Motion by Booth supported by Smith to open the Public Hearing for Parcel #5801-013-017-10, vacant land on Telegraph Road, Carleton, MI 48117, for a requested rezoning from AG to C-3. Voice vote taken. Motion carried.

Planner Young review the rezoning request for the commission. In his review letter dated 10/12/16, existing land use conditions, established zoning patterns, the proposed zoning and master plan recommendations were discussed. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Wade Trim recommended forwarding a recommendation of approval to the Township Board for the proposed rezoning.

Manager Vaslo noted that the public hearing was noticed in the newspaper and all properties within 300 feet of the parcel to be rezoned were notified by U.S. Mail of the public hearing. He also noted that the Township did not receive any comments, written or verbal, for or against, the proposed rezoning.

The applicant was present and answered questions from commission members, the audience and the planner. There were several citizens present who voiced their opposition to the rezoning. After some discussion the following motion was offered:

Motion #381 To Close Public Hearing.

Motion by Kecskes supported by Lowry to close the Public Hearing for Parcel # 5801-013-017-10, and the rezoning request. Voice vote taken. Motion carried.

Motion #382 To Recommend.

Motion by Stumpmier supported by Lowry to send a recommendation of approval to the Ash Township Board for the rezoning of Parcel # 5801-013-017-10, from AG, Agricultural to C-3, Heavy Commercial.

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

- B. A site plan review for Parcel #5801-034-037-00, commonly known as 1911 E. Newport Road, Newport, MI 48166, owned by Randy Pierce. The applicant is Josh Zimmerman, General Manager DHT Trucking, who is seeking approval for a commercial truck yard and bulk landscape material sales yard.

Planner Young reviewed the site plan for the commission. In his review letter dated 10/12/16, the planner noted 10 concerns with the submitted site plan. Some concerns were minor in nature but others were more substantive. All would be required to be incorporated in a revised site plan. The applicant and his engineer were present and answered questions from the commission. There were neighboring property owners present who also expressed concerns with the plan. After some discussion of the planner's concerns and those from the commission and neighboring properties, it was determined that a revision of the site plan was necessary and the following motion was offered:

Motion #383 To Table.

Motion by Stumpmier supported by Kecskes to table the site plan for Parcel # 5801-034-037-00, to allow time for the applicant to revise and resubmit.

Voice vote taken. Motion carried.

- C. A **Public Hearing** 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 requesting a rezoning from C-2, General Commercial to C-3, Heavy Commercial to expand the existing commercial contracting business at 11111 Telegraph Road and to allow for the outside storage and sale of materials.

Motion #384 To Open Public Hearing.

Motion by Booth supported by Kecskes to open the Public Hearing for Parcel #5801-023-054-11, vacant land on Telegraph Road, Carleton, MI 48117, and a requested rezoning from C-2 to C-3. Voice vote taken. Motion carried.

Planner Young review the rezoning request for the commission. In his review letter dated 10/12/16, existing land use conditions, established zoning patterns, the proposed zoning and master plan recommendations were discussed. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Wade Trim recommended forwarding a recommendation of approval to the Township Board for the proposed rezoning.

Manager Vaslo noted that the public hearing was noticed in the newspaper and all properties within 300 feet of the parcel to be rezoned were notified by U.S. Mail of the public hearing. He also noted that the Township did receive one written comment in favor of the rezoning and one verbal comment also in favor.

The applicant was present and answered questions from commission members, the audience and the planner. There were many citizens present who voiced their opposition to the rezoning. Attorney Okasinski, who was representing some ten Indian Trail residents, spoke on behalf of her clients who were all in opposition to the rezoning. There were several residents who spoke in favor of the rezoning. After much discussion the following motion was offered:

Motion #385 To Close Public Hearing.

Motion by Lowry supported by Stumpmier to close the Public Hearing for Parcel # 5801-023-054-11, vacant land on Telegraph Road, Carleton, MI 48117, and a requested rezoning from C-2 to C-3. Voice vote taken. Motion carried.

Motion #386 To Recommend.

Motion by Lowry supported by Kecskes to send a recommendation of approval to the Ash Township Board for the rezoning of Parcel # 5801-023-054-11, from C-2, General Commercial to C-3, Heavy Commercial.

Roll Call: 5 - Yes, 2 - No (Smith, Stumpmier) Motion carried.

- D. A **Public Hearing** for 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.

Motion #387 To Open Public Hearing.

Motion by Kecskes supported by Smith to open the Public Hearing for Parcel # 5801-023-054-11, vacant land on Telegraph Road, Carleton, MI 48117, and a requested special land use for an expanding contracting business.

Voice vote taken. Motion carried.

In a review letter date 10/13/16, Planner Young reviewed both the site plan and special land use

request for the parcel above. He shared his finding with the commission. The planner had six concerns note in his letter regarding the site plan. Planner Young also review the site plan as it pertains to the special land use request. In Wade Trim's recommendation it was noted that approval of the site plan and the special land use cannot be granted unless the C-3 rezoning for the parcel is first approved. They would however recommend forwarding a recommendation to approve the special land use to the Township Board and approve the site plan, contingent upon submittal of a revised site plan to the Township.

The applicant was present and answered questions from commission members, the audience and the planner. There were again many of the same citizens present who voiced their opposition to the rezoning, also voiced their opposition to the special land use. Attorney Okasinski, who was representing some ten Indian Trail residents, spoke on behalf of her clients again and argued that the site and its proposed uses were better suited to a light industrial zoning and that the special land use should be denied. There were several residents who spoke in favor of the special land use.

Manager Vaslo noted that the public hearing was noticed in the newspaper and all properties within 300 feet of the parcel applying for a special land use were notified by U.S. Mail of the public hearing. He also noted that the Township did receive one written comment and one verbal comment, the same comments from the proposed rezoning, which seemed to be in favor of the special land use as well.

After much discussion the following motion was offered:

Motion #388 To Close Public Hearing.

Motion by Kecskes supported by Lowry to close the Public Hearing for Parcel # 5801-023-054-11, vacant land on Telegraph Road, Carleton, MI 48117, and a requested special land use. Voice vote taken. Motion carried.

Motion #389 To Table.

Motion by Booth supported by Smith to table the special land use and the site plan for Parcel # 5801-023-054-11, to allow time for the Township Board to act on the rezoning request.

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

- E. 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.

See motion above.

Motion #390 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 9:50 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo
Ash Township Manager