

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 15, 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: Eric Smith, Bob Lowry, Robin Carmack, Jim Booth, Eric Blaz, Brian Langton, and Katelyn McClanahan,

Absent members: Sid Stumpmier, Don Kecskes.

Others present: Jim Vaslo – Township Manager, Adam Young – Township Planner and 6 citizens.

Motion #391 Meeting Minutes Approval.

Motion by Booth supported by Lowry to approve the Ash Township Planning Commission Meeting Minutes of October 18, 2016 as presented. Voice vote taken. Motion carried.

Motion #392 Agenda Approval.

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

Old Business

- A. A revised site plan review for Parcel #5801-034-037-00, commonly known as 1911 E. Newport Road, Newport, MI 48166, owned by DHT Trucking. The applicant is Josh Zimmerman, General Manager DHT Trucking, who is seeking approval for a commercial Truck Yard and Bulk Landscape Material Sales Yard. **Tabled from 10/18/16.**

Motion #393 To Remove From Table.

Motion by Carmack supported by Blaz to remove the site plan from the table for Parcel # 5801-034-037-00. Voice vote taken. Motion carried.

Planner Young reviewed the revised site plan dated 11/1/16 for the commission. In his review letter dated 11/8/16, Planner Young noted the changes made in response to his previous review and suggestions made by the Planning Commission at the 10/18/16 meeting. Planner Young noted that the subject of screening needed caefaction from the commission and that the Twp Engineer and other appropriate governmental agencies with jurisdiction should review and approve the revised site plan.

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

Motion #394 To Approve.

Motion by Blaz supported by Smith to approval to the revised site plan dated 11/8/16 for Parcel # 5801-034-037-00, commonly known as 1911 E. Newport Road and DHT Trucking.

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

- B. 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. **Tabled from 10/18/16.**

No action taken. Remained tabled.

- C. 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. **Tabled 10/18/16.**

No action taken. Remained Tabled.

New Business

- A. A **Public Hearing** for Parcel #5801-027-026-10, commonly known as 10221 Telegraph Road, Carleton, MI 48117, owned by Jason Cullen, who is requesting a rezoning from AG, Agricultural to C-2, General Commercial, to bring the existing commercial business into compliance with the Ash Township Zoning Ordinance.

Motion #395 To Open Public Hearing.

Motion by Carmack supported by Lowry to open the Public Hearing for Parcel #5801-027-026-10, for a requested rezoning from AG to C-2.

Voice vote taken. Motion carried.

Planner Young review the rezoning request for the commission. In his review letter dated 11/8/16, 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 correspondence from Robin Able opposing the rezoning. The township did not receive any other comments, written or verbal, for or against, the proposed rezoning.

The applicant was present and answered questions from commission members and planner. The applicant also presented a petition with some 30 signatures in favor of the rezoning and special land use permit. There were no comments from citizens present. After some discussion the following motions was offered:

Motion #396 To Close Public Hearing.

Motion by Smith supported by Lowry to close the Public Hearing for Parcel # 5801-027-026-10, and the rezoning request. Voice vote taken. Motion carried.

Motion #397 To Recommend.

Motion by Carmack supported by Blaz to send a recommendation of approval to the Ash Township Board for the rezoning of Parcel # 5801-027-026-10, from AG, Agricultural to C-2, General Commercial.

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

- B. A **Public Hearing** for Parcel #5801-027-026-10, commonly known as 10221 Telegraph Road, Carleton, MI 48117, owned by Jason Cullen, who is requesting a Special Land Use permit to bring existing commercial business into compliance with the Ash Township Zoning Ordinance.

Motion #398 To Open Public Hearing.

Motion by Booth supported by Carmack to open the Public Hearing for Parcel #5801-027-026-10, for a requested Special Land Use permit. Voice vote taken. Motion carried.

Planner Young review the Special Land Use request for the commission. In his review letter dated 11/8/16, the planner gave a history of the property, its current use and its present zoning. It was noted that a site plan did not accompany the application and that the Township Zoning Ordinance requires a detailed site plan as part of the Special Land Use approval process.

The subject of a required site plan for a long existing business was discussed at length. The applicant was present and answered questions from the commission and planner. The planner noted that the applicant application included “dance and entertainment” and an “outdoor area” as intended activities. Without a site plan it was determined that the two uses noted above and other intended uses could not be verified and the commission could not ensure that the uses would be consistent with the zoning requirements or consistent with the general character of the area. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Wade Trim recommended tabling the Special Lane Use request allowing time for the

applicant to prepare and submit a site plan.

Manager Vaslo noted that the public hearing was noticed in the newspaper and all properties within 300 feet of the parcel requesting a Special Land Use permit were notified by U.S. Mail of the public hearing. He also noted that the Township did receive one correspondence from Robin Able opposing the Special Land Use. The township did not receive any other comments, written or verbal, for or against, the proposed Special Land Use. There were no comments from citizens present. After some discussion the following motions was offered:

Motion #399 To Close Public Hearing.

Motion by Carmack supported by Lowry to close the Public Hearing for Parcel # 5801-027-026-10, and the Special Land Use request. Voice vote taken. Motion carried.

Motion #400 To Table.

Motion by Booth supported by Smith to table the Special Land Use request for Parcel # 5801-027-026-10, to allow time for the applicant to prepare and submit a site plan. Voice vote taken. Motion carried.

Manager ask the Chairman for some additional time to discuss rear yard setbacks in the residential district, height limitations on accessory building and billboards. Time was granted.

The Manager explained that residents who had relatively shallow residentially zoned properties were having trouble using the rear yard for this such as accessory buildings, sheds, storage of trailers, etc., due to the 35 foot required rear yard setbacks. After some discussion Wade Trim was tasked with preparing some text amendments for the commission to review for rear yard setbacks.

On the subject of height limitations on accessory building, the Manage explained that the ZBA has seen a number of variances requests to exceed the limits set forth in the zoning ordinance. And in almost every case the variance was granted. After some discussion Wade Trim was also tasked with developing some text amendments for the commission to review for accessory building height limits.

Billboards were briefly discussed only to inform the commission that billboard permits are issued by MDOT and that site plan review and approval is given to the Chief Enforcement Officer in the Ash Township Zoning Ordinance.

Motion #401 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 8:04 p.m. Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo, Ash Township Manager

