

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
February 19, 2013
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, Jan Langton, Fred Wickenheiser, Eric Blaz, Bob Lowry, Don Kesckes, Robin Carmack and Sid Stumpmier.

Absent members: Dan Meiden.

Others present: Susie Forrest – Deputy Clerk, Jim Vaslo –Township Manager, Adam Young – Wade & Trim, and 14 citizens.

Motion #155 Meeting Minutes Approval.

Motion by Stumpmier supported by Carmack to approve the Planning Commission Meeting Minutes of 1/15/13. Voice vote taken. Motion carried.

Motion #156 Agenda Approval.

Motion by Kesckes supported by Langton to approve the agenda as presented. Voice vote taken. Motion carried.

Old Business

- A. A site plan review for Parcel # 5801-021-049-00, vacant land on Fessner Road between Ready and Grafton Roads in Carleton, MI 48117, owned by Sunoco Pipeline, L.P., Sinking Springs, PA 19608. The proposed site plan is for a pump station for an existing liquid transportation pipeline. **Tabled from 1/15/13**

Motion #157 To Remove.

Motion by Kesckes supported by Smith to remove the site plan for Sunoco Pipeline from the table. Voice vote taken. Motion carried.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles Planner Young reviewed the revised site plan prepared by Philip Porte P.E. of BMJ Engineering dated January 27, 2013, for Sunoco Pipeline. The site is 11.24 ac of vacant land on Fessner Rd with the actual improvements to be located on approximately 1.23 ac on the south west portion of the property. The current zoning is AG, Agricultural, which allows the proposed use as a principal permitted use. Planner Young noted that revised site plan has incorporated all comments from his previous review letter dated January 2, 2013.

The Planning Commission still issue with the proposed fencing and again recommended the use of a non-climbable fence in place of chain link and barbed wire due to the residential nature of the surrounding properties.

Motion #158 To Approve Contingent.

Motion by Blaz supported by Carmack to approve the revised site plan for Parcel # 5801-021-049-00 as submitted contingent upon the use of a non-climbable fence and that the Township Engineer, Monroe County Road Commission and Monroe County Drain Commission approve the site plan prior to construction. Roll Call 8-Yes, 0-No. Motion carried.

New Business

- A. A Public Hearing for a proposed Conditional Rezoning for Parcel # 5801-009-032-00, commonly known as 595 and 601 Carleton-Rockwood Road, Carleton, MI 48117, owned by Roy J. Porter. The Conditional Rezoning request is from AG-Agricultural to I-2 General Industrial for a vehicle salvage, storage and sales business.

Motion #159 To Open Public Hearing.

Motion by Kesckes supported by Stumpmier to open the Public Hearing for Parcel # 5801-009-032-00, and the proposed Conditional Rezoning request. Voice vote taken.
Abstained: Langton. Motion carried.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young reviewed the proposed Conditional Rezoning request and submitted site plan prepared by Urban Engineering, dated January 30, 2013. Planner Young reviewed the rezoning request in consideration of the existing conditions, established zoning pattern, proposed zoning, master plan recommendations and the factors outlined in Section 27.05 of the Township's Zoning Ordinance 7C.

Based on the review and findings outlined in Wade Trim's letter dated February 13, 2013, Planner Young recommended denial of the proposed conditional rezoning for the subject site from AG-Agricultural District to the I-2 General Industrial District. He further stated that industrial operations, such as the salvage yard, are not consistent with the uses proposed in the Township Master Plan for the subject site and vicinity and are not consistent with the existing land uses in the vicinity.

The applicant was present as was his engineer. They both fielded questions from the Commission and citizens in attempted to clarify concerns with the operational aspects of the site. It was clear that the Commission members and citizens had concerns with, but not limited to the hours of operations, traffic congestions, blight factors, screening needs, fugitive dust, noise, the potential for ground contamination and property values.

Motion #160 To Close Public Hearing.

Motion by Kesckes supported by Smith to close the Public Hearing for Parcel # 5801-009-032-00, and the proposed Conditional Rezoning request. Voice vote taken. Motion carried.

Motion #161 To Recommend Denial.

Motion by Stumpmier supported by Blaz to recommend to the Township Board denial of the Conditional Rezoning request for Parcel # 5801-009-032-00, from Ag-Agricultural to I-2 General Industrial based in part on Wade Trim's letter dated February 13, 2013, and concerns from residents in the vicinity of the property both written and verbal.

Roll Call 5-Yes, 0-No. Abstained: Carmack. Langton, Kesckes. Motion carried.

- B. A Public Hearing for a proposed Special Land Use for Parcels # 5801-004-015-00 and 5801-004-016-00, vacant land on Will Carleton Road, Carleton, MI 48117, owned by Ahmad Ali. The Special Land Use is for a gasoline service station.

Motion #162 To Open Public Hearing.

Motion by Stumpmier supported by Kesckes to open the Public Hearing for Parcels # 5801-004-015-00 and 5801-004-016-00, and the proposed Special Land Use request. Voice vote taken. Motion carried.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young reviewed the proposed Special Land Use request and site plan submitted by Ahmad Ali to construct a new BP Connect fuel station and fast-food restaurant on vacant land along the south side of Will Carleton Road near the I-275 interchange.

In support of the Special Land Use application, the applicant has submitted a site plan, which was prepared by Metro Environmental Contracting, LLC and was dated February 4, 2013. The proposed development must meet the specific requirements for fast-food restaurants found in Section 16.01, (16) and gasoline filling stations found in Section 16.01, (30). Planner Young noted that the development meets the standards for Special Land Uses as specified in Section 16.05, (1), (a-h) of the Ash Township Zoning Ordinance 7C.

The applicant was present and fielded questions from both the commission members and audience.

Motion #163 To Close Public Hearing.

Motion by Langton supported by Lowry to close the Public Hearing for Parcels # 5801-004-015-00 and 5801-004-016-00, and the proposed Special Land Use request. Voice vote taken. Motion carried.

Motion #164 To Approve.

Motion by Carmack supported by Blaz to recommend approval to the Township Board of the Special Land Use request for Parcels # 5801-004-015-00 and 5801-004-016-00.
Roll Call 8-Yes, 0-No. Motion carried.

- C. A site plan review for Parcels # 5801-004-015-00 and 5801-004-016-00, vacant land on Will Carleton Road between I-275 and Romine Road in Carleton, MI 48117 owned by Ahmad Ali. The site plan is for a gasoline service station.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles Planner Young reviewed the site plan prepared by Metro Environmental Contracting, LLC and submitted by Ahmad Ali as part of the Special Land Use request above. Planner Young reviewed the site plan with the commission and had 10 comments that were part of a Wade Trim letter dated February 11, 2013. The applicant had received the Wade Trim review letter and had time to make the revisions to the site plan prior to meeting and brought a revised copy with him. Planner Young and the commission seemed satisfied with the revisions.

The applicant did answers several questions from the commission members and from the audience.

A motion to table the site plan approval was made by Stumpmier and supported by Smith. The applicant asked that the motion be reconsider so he can continue to move forward with engineering of the project and to help secure sewer capacity from the Village of Carleton. The motion and support were withdrawn.

Motion #165 To Approve Contingent.

Motion by Carmack supported by Blaz to recommend approve the site plan Parcels # 5801-004-015-00 and 5801-004-016-00 contingent upon submission of a revised site plan addressing the items listed in Wade Trims review letter and solving the sanitary sewer issue with the Village.
Roll Call 8-Yes, 0-No. Motion carried.

Motion #166 Meeting Adjourn.

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

Respectfully Submitted
Susie Forrest
Deputy Clerk
Jim Vaslo
Township Manager