

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
February 21, 2012  
7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:31 p.m. in the Ready Road hall by Chairman Eric Smith.

**Members present:** Eric Smith, Robin Carmack, Tom Anson, Don Kecskes, Dan Meiden, Jan Langton, Jim Booth and Sid Stumpmier.

**Absent members:** Fred Wickenheiser.

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

**Motion #111 Meeting minute’s approval.**

Motion by Booth supported by Stumpmier to approve the Planning Commission Meeting Minutes of 12/21/11. Voice vote taken. Motion carried.

**Motion #112 Agenda approval.**

Motion by Booth supported by Carmack to approve the agenda. Voice vote taken. Motion carried.

**Old Business**

- A. Proposed amendments to the Ash Township Zoning Ordinance 7C, Article 10, Section 10.03 Special Land Uses and Article 11, Section 11.03 Special Land Uses.

**Motion #113 To set Public Hearing.**

Motion by Stumpmier supported by Langton to set a Public Hearing for March 20, 2012, or the next available meeting, for the proposed changes to the Ash Township Zoning Ordinance 7C. Voice vote taken. Motion carried.

- B. Medical Marijuana update. On advice of Township Attorney it is recommended that no ordinance development regarding medical marijuana be pursued at this time.

No action taken by the Planning Commission.

- C. Township’s Parks and Recreation Master Plan. The Township Board has given the task of updating the Master Plan to the Township’s Park Committee. It will be forwarded to the Planning Commission for review when completed.

No action taken by the Planning Commission.

**New Business**

- A. A Public Hearing** for a proposed rezoning of Parcel # 5801-023-040-70, vacant land located at Telegraph and Creek Roads in Carleton, MI 48117, owned by Dave York from C-1 Local Commercial to C-3 Heavy Commercial.

**Motion #114 Open Public Hearing.**

Motion by Stumpmier supported by Kecskes to open the Public Hearing for the proposed rezoning of Parcel # 5801-023-040-70. Voice vote taken. Motion carried.

Planner Young reviewed the rezoning request with the Commission members. Noting that this is a conditional rezoning request, something that the Commission does not see often. The applicant is seeking a rezoning from C-1 Local Commercial to C-3 Heavy Commercial with conditions. The applicant has voluntarily offered the following conditions related to the future use of the property:

1. If rezoned, the property shall only be used for one of the following purposes, or a combination thereof:
  - a. Welding repair of vehicles, trailers, equipment, machinery and similar products when all such activities are conducted within an enclosed building.
  - b. Automobile body repairs, painting, and undercoating when all activities are conducted within an enclosed building and provided, further, that all vehicles awaiting body repairs are contained within a screened area of the lot.
  - c. Automobile engine repairs when all activities are conducted within an enclosed building and provided, further, that all vehicles awaiting repairs shall be stored to the rear of the building in which repairs are being made.

Planner Young reviewed existing conditions and the established zoning pattern for the area in question. He also discussed the proposed rezoning request, the master plan recommendations for the area and the criteria for a conditional rezoning (Section 27.05).

In closing his review, Planner Young generally supported the proposed rezoning of the subject site from C-1 to C-3 with the conditions set forth by the applicant.

The applicant was present and answered question from both the Commissioners and citizens.

**Motion #115 Close Public Hearing.**

Motion by Kecskes supported by Langton to close the Public Hearing for the proposed rezoning of Parcel # 5801-023-040-70. Voice vote taken. Motion carried.

**Motion #116 To Recommend Approval.**

Motion by Carmack supported by Stumpmier to recommend approval to the Ash Township Board for the proposed conditional rezoning of Parcel # 5801-023-040-70 from C-1 Local Commercial to C-3 Heavy Commercial with the conditions put forth by the applicant.

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

**Motion #117 Meeting Adjourn.**

Motion by Booth supported by Smith to adjourn at 8:22. Voice vote taken. Motion carried.

Respectfully Submitted  
Jim Vaslo  
Township Manager