

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
March 18, 2014  
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 Smith.

**Members present:** Don Kecskes, Sid Stumpmier, Robin Carmack, Eric Smith, Eric Blaz, Bob Lowery, Dan Meiden and Jim Booth.

**Absent members:** Fred Wickenheiser.

**Others present:** Jim Vaslo – Township Manager, Adam Young – Wade Trim and 3 citizens.

**Motion #239 Meeting Minutes Approval.**

Motion by Kecskes supported by Stumpmier to approve the Planning Commission Meeting Minutes of 1/21/14 as presented. Voice vote taken. Motion carried.

**Motion #240 Agenda Approval.**

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

**Old Business**

- A. A request to provide a twelve (12) month extension of an approved site plan for Parcels # 5801-004-015-00 and 5801-004-016-00, vacant land on Will Carleton Rd., owned by Ahmad Ali.

The owner was present and answered questions from the commission members. Detailed engineering plans for the project were available for review. A brief discussion took place and the following motion was offered:

**Motion #241 To Approve.**

Motion by Carmack supported by Blaz to approve a twelve (12) month extension for the approved site plan for Parcels # 5801-004-015-00 and 5801-004-16-00.

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

- B. **Public Hearing** for amendments to the Ash Township Zoning Ordinance 7C, Article 21, General Provisions, adding Section 21.35 to stipulate minimum standards for single-family residential dwellings, mobile homes, modular housing or prefabricated housing.

**Motion #242 To Open Public Hearing.**

Motion by Booth supported by Smith to open a Public Hearing for amendments to the Ash Township Zoning Ordinance 7C, Article 21, General Provisions, adding Section 21.35 to stipulate minimum standards for single-family residential dwellings, mobile homes, modular housing or prefabricated housing.

Planner Young reviewed his memorandum dated February 24, 2014, regarding residential dwelling standards with the commission. Discussion took place. Manager Vaslo noted that the Township had the proposed changes available for review for the past 30 days and a posting of the Public Hearing was published in the local newspaper. There were no comments received either for or against the proposed changes.

**Motion #243 To Close Public Hearing.**

Motion by Booth supported by Smith to close the Public Hearing for amendments to the Ash Township Zoning Ordinance 7C, Article 21, General Provisions.

The commission began work on changes to this Article in September 2013. All members seemed satisfied with the proposed changes and the following motion was offered:

**Motion #244 To Recommend Approval.**

Motion by Stumpmier supported by Carmack to recommend approval by the Township Board of the amendments to the Ash Township Zoning Ordinance 7C, Article 21, General Provisions, as presented. Roll Call: 7 – Yes, 0 – No Motion carried.

- C. Review of Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish, for possible text amendments.

At the request of the Township Board, the Planning Commission and Planner Young have continued to review Article 21 of the Township's zoning ordinance as it pertains to extractive operations within the Township. Over the past seven months the Planning Commission members, Planner Young, Attorney Godfroy and Manger Vaslo have reviewed mining/extractive ordinances currently used by other Michigan Townships. They have also been reviewing Article 21, Section 21.20 of the Ash Township Zoning Ordinance 7C to insure the health, safety and welfare of all Ash Township citizens are protected.

Planner Young review his memorandum on the subject dated March 11, 2014, with the commission members. Planner Young incorporated comments received at the January Planning Commission meeting into the draft amendment document and presented it for review. Again the members had changes they wanted to see. In particular comments we offered on blasting regulations, noise and machinery limitations, air quality and dust control, and ground water testing and monitoring. Planner Young will incorporate the most recent comments into the draft ordinance and bring back to the commission at their next available meeting for possible action.

**New Business**

A. Election of Officers and set meeting dates and times for 2014.

**Motion #245 To Elect and Approve.**

Motion by Booth supported by Carmack to retain Smith as Chair, Stumpmier as Vice-Chair and Wickenheiser as Secretary for 2014 and to set the meeting dates and time as follows: 1/21, 2/28, 3/18, 4/15, 5/20, 6/17, 7/15, 8/19, 9/16, 10/21, 11/18, 12/16, with all meeting at 7:00 pm.  
Voice vote taken. Motion carried.

**Motion #246 Meeting Adjourn.**

Motion by Booth supported by Carmack to adjourn at 8:25 p.m.  
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo  
Township Manager