

**ASH TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**March 19, 2013**  
**7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:35 p.m. in the Ready Road Hall by Vice Chairman Sid Stumpmier.

**Members present:** Jan Langton, Fred Wickenheiser, Eric Blaz, Bob Lowry, Don Kesckes and Sid Stumpmier.

**Absent members:** Dan Meiden, Robin Carmack and Eric Smith.

**Others present:** Jim Vaslo –Township Manager, Adam Young – Wade & Trim, and 11 citizens.

**Motion #167 Meeting Minutes Approval.**

Motion by Kesckes supported by Blaz to approve the Planning Commission Meeting Minutes of 2/19/13 as presented. Voice vote taken. Motion carried.

**Motion #168 Agenda Approval.**

Motion by Kesckes supported by Langton to approve the agenda as amended, adding D Parking, under New Business. Voice vote taken. Motion carried.

**Old Business**

None.

**New Business**

- A. A site plan review for Parcel #5801-004-004-10, commonly known as 974 Will Carleton Rd, Carleton, MI 48117, owned by Lauren, LLC/Ken Calender. The proposed site plan is for a change of use from a gasoline service station to an office building.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young shared his review of the proposed change of use request and submitted site plan with the commission. The site plan was prepared by James S. Jacobs Architects and dated 3/5/13. It was noted that although an office building is not specifically listed as a permitted use in the I-1 District, in Planner Young's opinion an office use supporting a larger industrial operation would certainly be considered an appropriate and permitted use under the authority granted in Section 13.02, (14) of the zoning ordinance.

In general the Planner and the Commission were in support of the change of use. The applicant was represented by Chad Lechy from KC Integrated Services, LLC. Planner Young had four minor comments as part of his review letter dated 3/14/13. There were several question and

comments from the commission and audience members. The site plan was recommended for approval by the planner contingent upon a revised site plan being submitted.

**Motion #169 To Approve.**

Motion by Blaz supported by Kesckes to approval the change of use and site plan for Parcel # 5801-004-004-10, contingent upon the applicant submitting to the Township a revised site plan with the changes noted in Wade Trim's review letter dated 3/14/13.

Roll Call 6-Yes, 0-No. Motion carried.

- B. A **Public Hearing** for a proposed Special Land Use for Parcel # 5801-004-014-00, commonly known as 470 Will Carleton Road, Carleton, MI 48117, owned by Duane & Kim Butler with Moe Fawaz as applicant. The Special Land Use is for a gasoline service station.

**Motion #170 To Seat.**

Motion by Kesckes supported by Lowry to seat Smith at 8:00 pm.  
Voice vote taken. Motion carried.

**Motion #171 To Open Public Hearing.**

Motion by Kesckes supported by Langton to open the Public Hearing for Parcel # 5801-004-014-00, 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 with the commission. The applicant, Moe Fawaz, is proposing to construct a new fuel station with convenience store at 470 Will Carleton Road near the I-275 interchange. The subject site is just less than one acre in size and has 100 feet of road frontage. The property is presently zoned I-2 General Industrial. The property currently has a home and accessory building on it. These buildings will be removed to make way for the fuel station.

Planner Young noted the property's current zoning (I-2) does not list gasoline service stations as a principal or special land use. Although the proposed use is not specifically mentioned, Section 14.02, (3) does provide that any use which is determined by the Planning Commission to be of the same general character as and compatible with the other permitted uses for the district can be allowed subject to site plan review.

In support of the Special Land Use application, the applicant has submitted a site plan which was prepared by Ziad El-Baba Engineering and is dated 2/27/13. In Planner Young's review letter dated 3/14/13, he notes 13 deficiencies with the plan. The applicant and his engineers were present and presented a revised site plan correcting many of the noted deficiencies. It was immediately apparent that though the use would be appropriate for the location, the width of the parcel caused concerns for the commission members. It was discussed at length that truck traffic

on the site would be greatly constricted by the width of the parcel resulting in a very tight turning radius.

The applicant and engineer fielded questions from both the commission members and audience regarding the proposed site plan. It was also noted that the proposed Special Land Use requires a minimum lot width of 150 feet.

A correspondence addressed to the Ash Township Planning Commission from Ahmad Ali, dated 3/19/13, was received by the Township prior to the meeting. It was shared with the commission. Mr. Ali is in opposition to the proposed Special Land Use and stated four reasons for his opposition. The letter is on file with the Township.

**Motion #172 To Close Public Hearing.**

Motion by Smith supported by Kesckes to close the Public Hearing for Parcel # 5801-004-014-00, and the proposed Special Land Use request. Voice vote taken. Motion carried.

The commission discussed whether there was a need for the applicant to seek a rezoning to a Commercial District or should the proposed use, a gasoline service station, be allowed as a permitted use in the I-2 District as the property is currently zoned. It was the consensus of the commission that the proposed gasoline service station would be of the same general character as and compatible with, and could be argued far less intrusive than, most uses permitted in the I-2 District. Therefore a rezoning would not be necessary and that in this particular case a gasoline service station would be permitted in the I-2 District.

With the above said and concerns over the lot width, setbacks, turning radius, and numerous comments in Wade Trim's 3/14/13 review letter, the following motion was made:

**Motion #173 To Table.**

Motion by Blaz supported by Kesckes to table the site plan approval and Special Land Use recommendation for Parcel #5801-004-014-00, for 180 days giving the applicant time to bring the site plan into compliance with Ash Township's zoning requirements and to seek a resolution to the lot width issues. A revised site plan would need to be resubmitted to the planning commission for approval.

Roll Call 5-Yes, 0-No, 1-Abstained (Smith) Motion carried.

C. Parking requirements, discussion only.

Manager Vaslo asked that the subject of parking requirements be discussed. A national retailer is looking too located in Ash Township and they were questioning the zoning ordinances formulas for calculating the number of parking spaces required. Planner Young did a little research and found that in Monroe County, Ash Township's off street parking requirements were higher than any others municipalities. The commission asked Planner Young to review and bring back some draft language for changes to the ordinance.

**Motion #174 Meeting Adjourn.**

Motion by Smith supported by Langton to adjourn at 8:40 p.m.  
Voice vote taken. Motion carried.

Respectfully Submitted  
Jim Vaslo  
Township Manager