

**ASH TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**March 29, 2016**  
**7:00 p.m.**

The Ash Township Planning meeting was called to order at 7:04 p.m. in the Ready Road Hall by Chairman Smith.

**Members present:** Sid Stumpmier, Eric Smith, Bob Lowry, Robin Carmack, Jim Booth, Brian Langton, Joel Mossburg, and Eric Blaz (seated late).

**Absent members:** Don Kecskes.

**Others present:** Jim Vaslo – Township Manager, Adam Young – Wade Trim, and 2 citizens.

**Motion #333 Meeting Minutes Approval.**

Motion by Booth supported by Carmack to approve the Ash Township Planning Commission Meeting Minutes of 9/15/15 as presented. Voice vote taken. Motion carried.

**Motion #334 Agenda Approval.**

Motion by Stumpmier supported by Smith to approve the agenda as presented. Voice vote taken. Motion carried.

**Old Business**

None.

**Motion #335 To Seat.**

Motion by Lowry supported by Carmack to seat Commissioner Blaz at 7:10 pm. Voice vote taken. Motion carried.

**New Business**

- A. A site plan review for Parcel # 5801-027-030-00, commonly known as 10099 Telegraph Road, Carleton MI 48117, owned by Richard Adel. The site plan is for an additional use to an existing business.

Planner Young was asked by the Chairman to review the project with the Ash Township Planning Commission. The planner had prepared a review letter dated 3/23/16 for the project and began by giving a brief history of the property and the adjoining parcel owned by the same person. The Ash Township Planning Commission members received a site plan prepared by J. Kohler Architect dated 3/1/16, which shows the proposed uses of the property, that being mobile home sales and storage, truck and trailer sales and storage, vehicle storage, heavy equipment/farm implements sales and storage, and boat and RV storage. Planner Young

continued by outlining 5 areas of concerns with the site plan. The applicant was present and answered question from the planner and the Ash Township Planning Commission.

Planner Young did recommend approval of the site plan subject to the five areas of concern being addressed in a revised site plan that would need to be resubmitted for review. After a brief discussion by the Ash Township Planning Commission members the following motion was offered:

**Motion #336 To Table.**

Motion by Stumpmier supported by Smith to table the site plan for parcel # 5801-027-030-00 allowing the applicant time to address the concerns outlined and to prepare a revised site plan. Roll Call: 8 - Yes, 0 - No Motion carried.

- B. Review of Article 23, Sign and Outdoor Advertising Regulations, for possible inclusion of electronic message boards.

Manager Vaslo explained that the Township has been approached by a commercial property owner interested in adding an electronic message board to his existing signage. Planner Young was asked to review the request as currently the Township Zoning Ordinance does not allow changeable copy signage. Chairman Smith asked the Planner to review his findings with the Ash Township Planning Commission and review his memorandum dated 3/23/16, on the subject. Planner Young gave some background on electronic message boards. He gave some “best practices” examples that could be used in the development of regulations regarding such signage. The Ash Township Planning Commission gave some additional suggestions and asked that the planner develop some suggestive text language for review by the Ash Township Planning Commission at the next available Planning Commission meeting.

- C. Review of Article 21, Section 21.20A, Site Grading and Filling activities.

Manager Vaslo explained that this issue was brought forward by a resident who believes that adequate measures are not in place to guard against storm water runoff during new construction. The resident was present and gave his opinion on the issues to the Ash Township Planning Commission. Planner Young was asked to review the ordinance and make suggestions for possible changes. In a memorandum dated 3/23/16, Planner Young brought forth some potential changes to the zoning text. Manager Vaslo expressed his opinion that the current regulations were effective as written and that no changes would be necessary. The Ash Township Planning Commission members had questions for both the Manager and resident and after some discussion the following motion was offered:

**Motion #337 To Remain As Written.**

Motion by Blaz supported by Lowry to keep Section 21.20A as written and adopted and not to add any text changes. Voice vote taken. Motion carried.

D. Review of Zoning Ordinance 7C as it pertains to Food Trucks and Trailers.

Manager Vaslo explained that the Township has been approached by a Food Truck owner and operator about the possibilities of locating and operating a food truck in Ash Township. Planner Young was asked to provide the Ash Township Planning Commission with some background and for some potential methods for regulating food trucks within Ash Township. In a Memorandum dated 3/23/16, Planner Young shared some text language that other communities have adopted. The Ash Township Planning Commission discussed the issues at length and it was the consensus of the Ash Township Planning Commission members that this type of use would not be a good fit for the Township and that steps should be taken to prohibit such uses.

E. Review of Zoning Ordinance 7C as it pertains to Outdoor Entertainment.

Manager explained to the Ash Township Planning Commission that a local business has staged several outdoor concerts last summer and that the Township had received several complaints regarding the events. Planner Young was asked to review the zoning ordinance and make recommendations regarding outdoor entertainment. In a memorandum dated 3/23/16, Planner Young reviewed the current zoning ordinance and noted that outdoor entertainment is not currently allowed in any district. He made the recommendation that this type of use should be regulated as a Special Land Use in the C-2 District and that each event would need approval of the Planning Commission prior to the event.

After some discussion by the Ash Township Planning Commission it was agreed that the Planner's recommendation would be the best way to handle this type of use and tasked him with preparing some sample text amendments for further consideration at the next available Planning Commission meeting.

**Motion #338 Meeting Adjourn.**

Motion by Booth supported by Smith to adjourn at 8:50 p.m.

Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo  
Ash Township Manager