

ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 16, 2013
7:30 p.m.

The Ash Township Planning meeting was called to order at 7:32 p.m. in the Ready Road Hall by Vice Chairman Sid Stumpmier.

Members present: Jan Langton, Fred Wickenheiser, Eric Blaz, Bob Lowry, Don Kesckes, Sid Stumpmier, Dan Meiden, Robin Carmack and Eric Smith.

Absent members: None.

Others present: Jim Vaslo –Township Manager, Adam Young – Wade & Trim, William Godfroy – Township Attorney.

Motion #175 Meeting Minutes Approval.

Motion by Stumpmier supported by Lowry to approve the Planning Commission Meeting Minutes of 3/19/13 as amended. Voice vote taken. Motion carried.

Motion #176 Agenda Approval.

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

Old Business

- A. Parking Requirements: Proposed text amendments to Article 18, Section 18.01, of the Ash Township Ordinance 7C. Set Public Hearing.

The commission along with Planner Young and Manager Vaslo discussed parking requirements as they pertain to Retail Stores as defined by Ordinance 7C. The consensus of the commissioners was that re-evaluation of the current standards was in order and that a less restrictive standard should be recommended. The decision to have a Public Hearing for the proposed text amendments.

Motion #177 To Set Public Hearing.

Motion by Stumpmier supported by Kesckes to set a Public Hearing for the proposed Text Amendments to Article 18 of Zoning Ordinance 7C on May 21, 2013. Voice vote taken. Motion carried.

New Business

- A. A Site Plan review for Parcel # 5801-027-027-01, commonly known as Mega Fireworks, 10125 Telegraph Road, Carleton, MI 48117, owned by Monroe Bank & Trust, the applicant is Pricilla Tipton. The Site Plan is for a new storage building.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young was asked to review the project and prepare a written review of the site plan as submitted. A copy of the review letter was supplied to the commission. A brief discussion took place. The applicant was not present. Planner Young had five (5) areas of concern noted in his letter date 4/10/13. It was noted that Monroe Bank & Trust were still the owners of the property as closing had yet to take place with the applicant.

Planner Young recommend that the Planning Commission postpone action on site plan to allow the applicant to prepare a revised site plan which addresses his noted concerns. Attorney Godfroy thought that the bank and applicant would close on the property in the very near future.

Motion #178 To Table.

Motion by Kesckes supported by Blaz to table the site plan allowing the applicant to revise the plan addressing concerns in Wade Trim's letter dated 4/10/13.
Voice vote taken. Motion carried.

- B. Request for an Administrative Review from North Homes for 10101 Telegraph Rd., Carleton MI 48117.

The commission discussed the request and the following motion was offered:

Motion #179 To Deny.

Motion by Carmack supported by Smith to deny the request for an Administrative Review for 10101 Telegraph Rd., Carleton, MI 48117
Roll Call 9-Yes, 0-No. Motion carried.

Motion #180 Meeting Adjourn.

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

Respectfully Submitted
Jim Vaslo
Township Manager