

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
April 19, 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, Don Kecskes and Eric Blaz.

**Absent members:** None.

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

**Motion #339 Meeting Minutes Approval.**

Motion by Stumpmier supported by Booth to approve the Ash Township Planning Commission Meeting Minutes of March 29, 2016 as presented. Voice vote taken. Motion carried.

**Motion #340 Agenda Approval.**

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

**Old Business**

**Motion #341 To Remove From Table.**

Motion by Kecskes supported by Stumpmier to remove the site plan for Parcel #5801-027-030-00 from the table. Voice vote taken. Motion carried.

- A. A revised 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. Tabled on 3/29/16.

Planner Young was asked by the Chairman to review the revised site plan with the Ash Township Planning Commission. The planner had prepared a review letter dated 4/14/16 regarding the revised site plan prepared by J. Kohler Architect dated 4/7/16, which was to address the planner's comments on the previous site plan. The applicant was present and answered questions from the planner and the Ash Township Planning Commission.

Planner Young did recommend approval of the revised site plan subject to the Township Engineer reviewing to determine the adequacy of existing grades for proper site drainage. After a brief discussion by the Ash Township Planning Commission members the following motion was offered:

**Motion #342 To Approve.**

Motion by Carmack supported by Mossberg to approve the revised site plan for Parcel # 5801-027-030-00 subject to the Township Engineer reviewing to determine the adequacy of existing grades for proper site drainage.

Roll Call: 9 - Yes, 0 - No      Motion carried.

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

Planner Young again addressed signs and outdoor advertising regulations with the commission members. He reviewed his memorandum dated 4/13/16 on the subject of signs and in particular changeable copy signage. He recommended changes to the zoning text adding a new section on electronic changeable copy signage. The Chairman lead discussion on the proposed changes and it was the consensus of the member that the changes are needed and asked that the planner prepare a formal text amendment for the commission to consider at the Planning Commission's next meeting. The following motion was offered:

**Motion #343 To Table and Set Public Hearing.**

Motion by Stumpmier supported by Smith to table the subject of signs and to set a Public Hearing for the next available Planning Commission meeting to hear comments on the proposed text amendments.      Voice vote taken.      Motion carried.

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

Planner Young again addressed food truck and trailers with the commission members. He reviewed his memorandum dated 4/14/16 on this subject. After much discussion from the commission members the planner was tasked with developing regulation that would address food trucks and trailers in Ash Township to be incorporated into the zoning ordinance. The following motion was offered:

**Motion #344 To Table.**

Motion by Smith supported by Lowry to table the subject of food trucks and trailers to allow the planner to prepare a text amendment for the regulation of food trucks and trailers in Ash Township.      Voice vote taken.      Motion carried.

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

Planner Young again addressed outdoor events and outdoor entertainment regulations with the commission members. He reviewed his memorandum dated 4/14/16 on this subject. It was the planner recommendation to allow outdoor events as a "temporary use" that would need approval by the ZBA as allowed outlined in Section 24 of the zoning ordinance. It was the consensus of the commission members that this would be proper and the ZBA could and should attach conditions to any approval that would ensure the protection of the general health, safety and

welfare of Ash Township. After discussion the planner was tasked with preparing the necessary text amendment for consideration by the Planning Commission. The following motion was offered:

**Motion #345 To Table.**

Motion by Carmack supported by Booth to table the subject of outdoor entertainment to allow the planner to prepare a text amendment for the regulation of outdoor entertainment in Ash Township. Voice vote taken. Motion carried.

**Motion #346 Meeting Adjourn.**

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

Respectfully Submitted

Jim Vaslo  
Ash Township Manager