

ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 21, 2015
7:00 p.m.

The Ash Township Planning meeting was called to order at 7:00 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Sid Stumpmier, Eric Smith, Bob Lowry, Don Kecskes, Robin Carmack, Joel Mossburg, Jim Booth, Eric Blaz and Brian Langton.

Absent members: None.

Others present: Jim Vaslo – Township Manager, Adam Young – Wade Trim and 4 citizens.

Motion #301 Meeting Minutes Approval.

Motion by Booth supported by Kecskes to approve the Ash Township Planning Commission Meeting Minutes of 1/20/15 as presented. Voice vote taken. Motion carried.

Motion #302 Agenda Approval.

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

Old Business

- A. A request to provide a twelve (12) month extension for 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. This would be the second twelve (12) month extension. No additional extensions are available per Section 17.06(2) of Zoning Ordinance 7C.

The Planning Commission members reviewed the request with Ash Township Manager Jim Vaslo and the applicant, Ahmad Ali. It was noted that this is the second and last extension that can be granted on the site plan. The applicant explained that it has taken several years of discussion with the Village of Carleton regarding sewer access and he believes the issue has finally been resolved. Wade Trim Planner Adam Young pointed out that the Ash Township Board should also be approached to extend the Special Land Use approval associated with the site plan. The following motion was offered:

Motion #303 To Approve.

- A. Motion by Blaz supported by Carmack to approve 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. Roll Call: 9 – Yes, 0 – No Motion carried.

New Business

- A. A request for an Administrative Review pursuant to Section 17.05 of the Ash Township Zoning Ordinance 7C for Parcel #5801-016-037-31, commonly known as 107 Medical Center Drive, Carleton, MI 48117. The applicant is Erica Lake, the business is insurance.

Manager Jim Vaslo reviewed the request for an Administrative Review from applicant Erica Lake, who was present. She answered questions from the Planning Commission members regarding the proposed business. The following motion was offered:

Motion #304 To Approve.

Motion by Booth supported by Smith to authorize an Administrative Review for Parcel #5801-016-037-31, commonly known as 107 Medical Center Drive, Carleton, MI 48117, for a proposed insurance agency business. Voice vote taken. Motion carried.

- B. Proposed amendment to the Ash Township Zoning Ordinance 7C, Article 4, Section 4.03, Special Land Uses, adding Group Day Care Homes.

Manager Jim Vaslo explained that the request for a text amendment to Article 4, Section 4.03, is in front of the Planning Commission at the request of the Ash Township Board and a Township resident who is looking to expand her day care business. Planner Adam Young was asked to prepare comments on the request and he shared his memorandum dated 4/15/15, with the Planning Commission. After some brief discussion it was the opinion of the Planning Commission that they should move forward on the requested change. The following motion was offered:

Motion #305 To set Public Hearing.

Motion by Stumpmier supported by Kecskes to set a Public Hearing at the next available Planning Commission meeting for the proposed text amendment(s) to Article 4, Section 4.03, of the Ash Township Zoning Ordinance 7C. Voice vote taken. Motion carried.

- C. A site plan review for Parcels #5801-034-035-50 and #5801-034-035-20, commonly known as 9250 Telegraph Road, Carleton, MI 48117, owned by Shamrock Development LLC/Brian Shelton. The proposed use is a construction storage operation.

Planner Adam Young prepared a review letter for a submitted site plan for parcels #5801-034-035-20 and #5801-034-035-50, commonly known as 9250 Telegraph Road. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Adam Young reviewed his letter dated April 15, 2015, with the Planning Commission. Planner Adam Young had 10 comments on different parts of the site plan that he thought needed clarification or revisions to be compliant with the Ash Township's zoning requirements. Some

Planning Commission members also had questions and comments for the applicant, who was represented by John Shelton of Shamrock Development, at the meeting. After some discussion the Chairman asked if there was a motion to be considered. The following motion was offered:

Motion #306 To Table.

Motion by Booth supported by Mossburg to table the site plan for Parcels #5801-034-035-50 and #5801-034-035-20, commonly known as 9250 Telegraph Road, to allow the applicant time to prepare a revised site plan which addresses the Ash Township Planner's comments and those of the Planning Commission members, and to allow for the applicant to apply for a Special Land Use. Voice vote taken. Motion carried.

Motion #307 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 8:11 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo
Township Manager