

**Ash Township  
Zoning Board of Appeals  
Meeting Minutes  
May 4, 2016**

**Held on:** Meeting was called to order by Chairman Sid Stumpmier on Wednesday, May 4, 2016, at 7:00 p.m. in the Ash Township Hall, 1677 Ready Road, Carleton, Michigan.

**Members Present:** Sid Stumpmier, Ron Keilman, Darrell Mossburg, Jim Booth, Ace DeVillez and Jerry Hunter (alternate).

**Members Absent:** None.

**Others Present:** Jim Vaslo – Township Manager and 10 citizens.

Chairman Stumpmier asked if everyone received a copy of the April 5, 2016, meeting minutes and if there were any additions or corrections.

**Motion #324 Motion to Approve Minutes.**

Motion by Booth supported by Stumpmier to approve the Zoning Board of Appeals meeting minutes of April 5, 2016, as presented.      Voice vote taken.      Motion carried.

**Motion #325 Agenda Approval.**

Motion by Keilman supported by Mossburg to approve the agenda as presented.  
Voice vote taken.      Motion carried.

**Old Business:**

None

**New Business:**

1. A **Public Hearing** for Ron Drager, the owner of Parcel #5801-001-025-00, commonly known as Flat Rock Speedway, 14041 Telegraph Rd, Flat Rock, MI 48134, who is requesting one (1) day temporary use permit to be a host site for the Monroe Evening News Monroe County Brew Fest. The event is September 24, 2016. The request is made under the Ash Township Zoning Ordinance 7C, Article 24, Section 24.07 (4).

**Motion #326 Open the Public Hearing.**

Motion by DeVillez supported by Keilman to open the Public Hearing for Parcel # 5801-001-025-00 and the requested variance.      Voice vote taken.      Motion carried.

A brief discussion took place. The applicant was present and answered questions. The audience

asked questions. Mr. & Mrs. Harrison, 3710 E. Newburg had some concerns regarding drinking and behavior in the past from attendees at the speedway. The applicant said he would address the Harrison's issue personally. It was noted that the Township received no written or verbal comments, for or against, the proposed variance.

**Motion #327 Close the Public Hearing.**

Motion by DeVillez supported by Mossburg to close the Public Hearing for Parcel # 5801-001-025-00 and the requested variance. Voice vote taken. Motion carried.

**Motion #328 Open the Finding of Facts.**

Motion by Keilman supported by DeVillez to open the finding of facts on the requested variance for Parcel # 5801-001-025-00. Voice vote taken. Motion carried.

- Fact-DeVillez- The board received useful input from the residents present at Public Hearing. Supported by DeVillez.
- Fact-Keilman- The County Sheriff's office will have a deputy on site day of the event. Supported by Booth.
- Fact-Booth- The grounds are fenced and it will be a well controlled environment for the event. Supported by DeVillez.
- Fact-DeVillez- The speedway has hosted numerous events over the years had has run them well. Supported by Stumpmier.

**Motion #329 Close the Finding of Facts.**

Motion by Mossburg supported by DeVillez to close the finding of facts. Voice vote taken. Motion carried.

**Motion #330 To Grant Requested Variance.**

Motion by DeVillez supported by Keilman to grant a one day temporary use permit for Flat Rock Speedway, Parcel #5801-001-025-00, commonly known as 14041 Telegraph Rd, on September 24, 2016 from 5 pm to 10 pm to host the Monroe Evening News Monroe County Brew Fest. Roll Call: 5-Yes, 0-No. Motion carried.

2. A **Public Hearing** for Dave Tanner, the owner of Parcel # 5801-022-037-00, commonly known as 1832 Indian Trail, Carleton, MI 48117, who is requesting two variances. The first is to Article 15, Section 15.03(7), requiring 15 ft side yard setback. The second is to Article 21, Section 21.05(7)a, requiring at least 3 acres for a structure taller than 14 ft.

**Motion #331 Open the Public Hearing.**

Motion by Booth supported by Mossburg to open the Public Hearing for parcel # 5801-022-037-00 and the requested variance. Voice vote taken. Motion carried.

A brief discussion took place. The applicant was present and answered questions. Mr. Terry Hall of 1876 Indian Trail, the immediate neighbor to the east of Mr. Tanner, spoke in favor of the requested variance. It was noted that the Township received no written or verbal comments, for or against, the proposed variance.

**Motion #332 Close the Public Hearing.**

Motion by Keilman supported by DeVillez to close the Public Hearing for Parcel # 5801-022-037-00 and the requested variance. Voice vote taken. Motion carried.

**Motion #333 Open the Finding of Facts for Side Yard Setback.**

Motion by Stumpmier supported by DeVillez to open the finding of facts on the requested side yard setback variance for Parcel # 5801-022-037-00. Voice vote taken. Motion carried.

- Fact-Keilman- The nearest neighboring structure is at least 100 feet away and that neighbor has no problem with the requested variance. Supported by DeVillez.
- Fact-Mossburg- There were no negative comments received by the Township or voiced at the Public Hearing regarding the proposed side yard setback variance. Supported by Booth.
- Fact-Mossburg- The applicant has the area needed for the structure. Supported by DeVillez.

**Motion #334 Close the Finding of Facts.**

Motion by Mossburg supported by DeVillez to close the finding of facts. Voice vote taken. Motion carried.

**Motion #335 To Grant Requested Setback Variance.**

Motion by DeVillez supported by Booth to grant the variance for the side yard setback to Dave Tanner, Parcel #5801-022-037-00, commonly known as 1832 Indian Trail, allowing a 5 ft side yard setback.

Roll Call: 5-Yes, 0-No. Motion carried.

**Motion #336 Open the Finding of Facts for Height.**

Motion by Keilman supported by Mossburg to open the finding of facts on the requested height variance for Parcel # 5801-022-037-00. Voice vote taken. Motion carried.

- Fact-DeVillez- The purpose of the proposed structure is to store a travel trailer and the height is needed. Supported by Booth.
- Fact-DeVillez- The area is rural in nature and the proposed structure will not be out of place. Supported by Booth.
- Fact-Mossburg- There were no negative comments received by the Township or voiced at

the Public Hearing regarding the proposed height variance. Supported by Stumpmier.

**Motion #337 Close the Finding of Facts.**

Motion by Mossburg supported by Stumpmier to close the finding of facts.  
Voice vote taken. Motion carried.

**Motion #338 To Grant Requested Height Variance.**

Motion by Mossburg supported by Keilman to grant the variance for the structure height to Dave Tanner, Parcel #5801-022-037-00, commonly known as 1832 Indian Trail, allowing for 14 foot side walls.

Roll Call: 5-Yes, 0-No. Motion carried.

**Motion #339 Adjournment.**

Motion by Booth supported by DeVillez to adjourn at 7:40 p.m.  
Voice vote taken. Motion approved.

Respectfully Submitted,  
Jim Vaslo  
Township Manager