

**Ash Township
Zoning Board of Appeals
Meeting Minutes
May 7, 2013**

Held on: Meeting was called to order by Chairman Stumpmier on Tuesday, May 7, 2013, at 7:30 p.m. in the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

Members Present: Sid Stumpmier, Ace DeVillez, Ron Keilman and Darrell Mossburg.

Members Absent: Jim Booth.

Others Present: Jim Vaslo – Twp. Manager and 1 citizen.

Chairman asked if everyone received a copy of the April 2, 2013, minutes and if there were any additions or corrections?

Motion #133 Motion to Approve Minutes.

Motion by Mossburg supported by DeVillez to approve as presented the Zoning Board of Appeals meeting minutes of April 2, 2013. Voice vote taken. Motion carried.

Motion #134 Agenda Approval.

Motion by DeVillez supported by Mossburg to approve the agenda as corrected.
Voice vote taken. Motion carried.

Old Business:

None

New Business:

1. A **Public Hearing** for Parcel #5801-034-035-30, vacant land on the North East corner of Telegraph and Newport Roads, Carleton, MI 48117. The owner is Monroe Bank & Trust and the applicant is Mark Bush of Newport DG, LLC. The applicant is requesting a variance to Article 18, Section 18.01 of Zoning Ordinance 7C, pertaining to Parking Requirements.

Motion #135 Open the Public Hearing.

Motion by Keilman supported by Mossburg to open the Public Hearing for Parcel #5801-043-035-30. Voice vote taken. Motion carried.

Manager Vaslo informed the Board that the applicant, Mr. Mark Bush of Newport DG, LLC, is proposing a retail development on property currently owned by Monroe Bank and Trust. The land is vacant and is at the North East corner of Telegraph and Newport Roads. The current parking requirements for a retail business as outlined in Section 18.01 of the zoning ordinance is 1 space per 100 sq ft of usable floor space. The number of parking spaces for the proposed development as shown on the submitted site plan is 49. The proposed building has 7,352 sq ft of usable floor space and would require 74 parking spaces per the ordinance. The 49 space as proposed would equate to 1 space for every 150 sq ft of useable floor space. A notice of the public hearing was published in the local newspaper and properties within 300 ft were mailed hearing notices.

The applicant was represented by his Engineer who answered several questions from the Board and audience. Chairman Stumpmier informed the board of the efforts by the Planning Commission to amend the current parking requirements for Retail uses. It is the Planning Commission intent to have a Public Hearing to lessen the 1 space per from 100 sq ft to 150 sq ft. This process could take a few months and if approved by the Township Board the project as proposed would be in compliance with the new requirements.

Manager Vaslo stated that there were no concerns or objections to the proposed variance voiced and no written objection were received by the Township prior to the meeting.

Motion #136 Close the Public Hearing.

Motion by DeVillez supported by Keilman to close the Public Hearing for Parcel #5801-023-065-10. Voice vote taken. Motion carried.

Motion #137 Open the Finding of Facts.

Motion by Stumpmier supported by DeVillez to open the finding of facts for the parking variance request. Voice vote taken. Motion carried.

- Fact-Stumpmier- The Planning Commission and Township Board are currently in the process of amending the Township's parking requirements for Retail Stores. Supported by DeVillez.
- Fact-DeVillez- Wade Trim's letter dated 4/10/13 and 4/29/13 regarding amending the park requirement should support a positive motion by both the Planning Commission and Township Board. Supported by Stumpmier.
- Fact-Mossburg- That the Township did not receive any objections either verbally or in

writing. Supported by DeVillez.

- Fact-DeVillez- That the site plan as submitted, a variance for the number of parking spaces would be the only one needed. Supported by Stumpmier.

Motion #138 Close the Finding of Facts.

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

Motion #139 Grant Requested Variance.

Motion by Keilman supported by DeVillez to grant the requested variance for Parcel # 5801-034-035-30 and Newport DG, LLC for the reduced amount of parking spaces from 74 to 49.
Roll Call: 4-Yes, 0-No. Motion carried.

Motion #140 Adjournment.

Motion by Mossburg supported by booth to adjourn at 8:05 p.m.
Voice Vote taken. Motion approved.

Respectfully Submitted,
Jim Vaslo
Township Manager