

ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 18, 2013
7:30 p.m.

The Ash Township Planning meeting was called to order at 7:31 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Bob Lowry, Don Kecskes, Sid Stumpmier, Robin Carmack, Eric Smith, Jan Langton and Fred Wickenheiser.

Absent members: Eric Blaz and Dan Meiden

Others present: Jim Vaslo – Township Manager, Adam Young – Wade & Trim, William Godfroy – Township Attorney, Jim Hollandsworth – Township Engineer and 27 citizens.

Motion #194 Agenda Approval.

Motion by Kecskes supported by Langton to approve the agenda as presented.
Voice vote taken. Motion carried.

Motion #195 Meeting Minutes Approval.

Motion by Kecskes supported by Stumpmier to approve the Planning Commission Meeting Minutes of 5/21/13 as presented. Voice vote taken. Motion carried.

Old Business

- A. A revised site plan review for Parcel # 5801-027-030-10, commonly known as 10101 Telegraph Road, Carleton, MI 48117, owned by Richard Adel, 24625 Brest Road, Taylor, MI 48180. The proposed revised site plan is for additional uses to an existing commercial site. **Tabled on 5/21/13.**

Motion #196 To Take Off Table.

Motion by Kecskes supported by Wickenheiser to take the Adel matter off the table.
Voice vote taken. Motion carried.

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 revised site plan as submitted. A copy of the review letter dated 6/11/13 was supplied to the Planning Commission. A brief discussion took place. The applicant and his attorney were present. Planner Young had recommended approval of the revised site plan contingent upon the three (3) items of concern noted in his letter. One being the need for a variance from the Zoning Board of Appeals regarding pavement. The Planning Commission added they wanted verification that the septic system is in working order and is adequate to handle the proposed new uses.

Motion #197 To Table.

Motion by Kesckes supported by Lowry to table the revised site plan to allowing the applicant to revise and resubmit, addressing the concerns outlined in the Wade Trim letter dated 6/11/13, to get verification from the Health Department for the septic system and to seek a variance from the ZBA for paving. Roll Call 8-Yes, 0-No. Motion carried.

- B.** A proposed Special Land Use for Parcels # 5801-070-030-00 and 5801-070-031-00, commonly known as 13596 Telegraph Road and 13452 Telegraph Road, Flat Rock, MI 48134, owned by U.S. Silica Company, Frederick, MD. The Special Land Use is for an extractive operation mining sandstone. A Public Hearing was held on 11/20/12. **Tabled from 5/21/13.**

Motion #198 To Take Off Table.

Motion by Carmack supported by Wickenheiser to take the Special Land Use matter off the table for U.S. Silica. Voice vote taken. Motion carried.

In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles, Planner Young again gave a quick history of the tabled proposed Special Land Use request and Site Plan to the Planning Commission. He reminded the Planning Commission members that the proposed mining operation is on the east side of Telegraph Road between Dauncy Road to the north and Carleton Rockwood Road to the south. The Special Land Use and site plan applications were prepared by GZA GeoEnvironmental, Inc. The subject site is partially within Ash Township and Berlin Township.

Planner Young's review letter dated 6/12/13 focused mainly on the potential impact the proposed mining operation would have on an existing private airstrip adjacent to the U.S. Silica property. At the time of his letter the Township or Wade Trim had yet to receive any additional information from the applicant regarding this issue as requested at the 5/21/13 Planning Commission meeting.

In conclusion and as noted in his review letter Planner Young was unable to find any conclusive information related to the impact that the berms may have on wind flows and airports. He also noted that perhaps the Planning Commission may want to explore, with U.S. Silica, the potential to reduce in height or eliminate a portion of the proposed berm at the northern end of the runway.

The Planning Commission did receive a letter from Honigman Miller Schwartz and Cohn LLP electronically on 6/12/13. The letter was addressed to Township Attorney Godfroy and dealt with the potential impacts on the existing airstrip. The Honigman letter included a letter dated 6/12/13 from C2AE, a consulting firm hired by U.S. Silica to address the airstrip issue. C2AE's findings concluded in part that the surface changes proposed would not affect the safety of operations at the airstrip. That aircraft operation should be avoided during blasting activities and that while the proposed hole in the ground may affect wind conditions it should not be considered inherently unsafe. The same is true of wind conditions as it relates to the proposed berm.

A letter that was dated 6/17/13 from Dawn Buchbinder of Dauncy Road was given to the Planning Commission members at the meeting. It was not read into the record nor was it discussed.

Discussion was held and the Commission members had questions for the applicant, the attorneys, engineers and some audience members. In particular, Mr. Pluff, who is the owner of the private airstrip, the discussion revolved around tree and berm height and other operational aspects of his airstrip. Attorney Godfroy noted that the applicant indicated he would reduce the berm height at the end of the runway. In conclusion Planner Young reviewed with the Commission that mining is a permitted use in the Agricultural District but only as a Special Land Use. When considering a Special Land Use the Commission should consider whether the proposed use is consistent with public welfare, adjacent land uses, the Township Master Plan and will the proposed use have impact on public services. Planner Young also read from the Michigan Zoning Enabling Act, Section 125.3205, subsection 5, a through f. He informed the Commission that they should consider the aforementioned six factors when determining if very serious consequences would result from the extraction, by mining, of natural resources.

Motion #199 To Recommend.

Motion by Kesckes supported by Langton to recommend denial of the Special Land Use to the Township Board because of the serious factors that have been brought up by Wade Trim, Adam Young, that would affect Ash Township and the residents surrounding the mining area including all of Ash Township. Roll Call 5-Yes, 2-No (Wickenheiser, Smith). Motion carried.

- C. A site plan review for Parcels # 5801-070-030-00 and 5801-070-031-00, commonly known as 13596 Telegraph Road and 13452 Telegraph Road, Flat Rock, MI 48134, owned by U.S. Silica Company, Frederick, MD. The Site Plan is for an Extractive Operation mining sand stone. **Tabled from 5/21/13.**

Motion #200 To Take Off Table.

Motion by Carmack supported by Kesckes to take the Site Plan submittal off the table for U.S. Silica. Voice vote taken. Motion carried.

No discussion was held.

Motion #201 To Table.

Motion by Wickenheiser supported by Carmack to table the site plan for U.S Silica. Voice vote taken. Motion carried.

New Business

- A. A site plan review for Parcels # 5801-034-035-030, vacant land on the north east corner of Telegraph Road and Newport Road, Carleton MI, 48117, owned by Monroe Bank &

Trust. The petitioner is Newport DG, Birmingham, AL. The Site Plan is for a retail business.

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 dated 6/10/13 was supplied to the Planning Commission. Dollar General is seeking approval to build a 9,100 sq ft retail store on Telegraph Road near Newport Road. Civil & Environmental Consultants, Inc prepared the site plan and it was dated 5/17/13.

Planner Young's review letter noted eleven (11) deficiencies with the site plan. Some were minor but all would need to be corrected per Section 17 of the Ash Township Zoning Ordinance 7C. The applicant's engineer was present and answered question from the planner and commission members. It was recommended to postpone action on the site plan to allow the applicant to prepare a revised site plan.

Motion #202 To Table.

Motion by Stumpmier supported by Lowry to table the site plan for Parcel 5801-034-035-00 for Newport DG, LLC allowing time for the applicant to seek a variance or to revise the site plan. Roll Call 7-Yes, 0-No Motion carried.

- B. A request for an administrative review from Guardian Industries per Article 17, Section 17.05. The request is regarding a proposed building change to the Romine Road site.

Manager Vaslo explained to the Commission that Guardian Glass, Carleton Plant, is seeking approval for an Administrative Review for a minor building project that would increase the 807,000 sq ft plant by a total of 412 sq ft.

Motion #203 To Approve.

Motion by Kesckes supported by Wickenheiser to allow Guardian Glass to submit a site plan for the proposed building addition to the Zoning Administrator for an administrative review. Voice vote taken. Motion carried.

Motion #204 Meeting Adjourn.

Motion by Smith supported by Langton to adjourn at 9:31 p.m. Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo
Township Manager