

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 15, 2014
7:00 p.m.**

The Ash Township Planning meeting was called to order at 7:03 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Sid Stumpmier, Eric Smith, Bob Lowry, Fred Wickenheiser and Jim Booth.

Absent members: Dan Meiden, Don Kecskes, Robin Carmack and Eric Blaz.

Others present: Jim Vaslo – Township Manager, Adam Young – Wade Trim and 3 citizens.

Motion #271 Meeting Minutes Approval.

Motion by Booth supported by Stumpmier to approve the Planning Commission Meeting Minutes of 6/17/14 as amended. Voice vote taken. Motion carried.

Motion #272 Agenda Approval.

Motion by Stumpmier supported by Booth to approve the agenda as amended. Voice vote taken. Motion carried.

New Business

- A. A site plan review for Parcel #5801-014-060-00, commonly known as 12010 Telegraph Road Carleton, MI 48117, owned by Louis Orleans. The site plan is for the re-occupancy of the existing buildings for a lawn care and sales business.

Planner Young was asked to review the proposed site plan for 12010 Telegraph Rd. In consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles Planner Young reviewed his letter dated July 8, 2014. It was noted that all of the buildings to be occupied by the proposed business are existing buildings and that the property is zoned C-2 and would generally support the proposed use. Planner Young did however have 11 comments regarding the site plan.

The applicant who was present had received Planner Young's review letter in advance of the meeting and was able to revise the proposed site plan to address all 11 of the Planners comments. The commission and Planner Young were able to review the revised site plan and confirmed that all issues perversely discussed have been addressed and corrected.

There was some questions and discussion from commission members to both the Planner and applicant. With all issued addressed the following motion was offered:

Motion # 273 To Approve.

Motion by Booth supported by Smith to approve the site plan for Parcel # 5801-014-060-00, commonly known as 12010 Telegraph Road contingent on a revised site plan being submitted to the Township addressing all of the Planners comments and that a swale along the western property line be added to move storm water off the property to the Ready Road ditch.

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

Old Business

- A. A Public Hearing for proposed amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish, for possible text amendments.

Motion #274 To Open Public Hearing.

Motion by Stumpmier supported by Wickenheiser to open a Public Hearing for proposed amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish.

Planner Young reviewed his memorandum dated July 8, 2014, regarding the proposed changes to Article 21 of Ash Township's Zoning Ordinance 7-C. The memorandum incorporated Attorney Godfroy's comments and the Commission's most recent comments. Manager Vaslo noted that the Township had the proposed changes available for review for the past 15 days and a posting of the Public Hearing was published in the local newspaper. There were no comments received either for or against the proposed changes.

Motion #275 To Close Public Hearing.

Motion by Booth supported by Stumpmier to close the Public Hearing for the proposed changes to Article 21 of Ash Township's Zoning Ordinance 7-C. Voice vote taken. Motion carried.

Motion #276 To Recommend Approval.

Motion by Stumpmier supported by Booth to recommend approval to the Township Board of the for proposed amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish, for possible text amendments. Roll Call: 5 – Yes, 0 – No Motion carried.

Planner Young informed the commission of some recent changes to the Right to Farm Act enacted by the Department of Agriculture. The changes were with "urban" farming and the razing and caring for animals in residential settings. The Planner felt that these changes would have little effect on Ash Township as we already limit those uses in the Zoning Ordinance and that no changes to the ordinance would be necessary.

Motion #277 Meeting Adjourn.

Motion by Booth supported by Smith to adjourn at 7:50 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo
Township Manager