

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
July 19, 2016  
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, Robin Carmack, Jim Booth, and Don Kecskes.

**Absent members:** Eric Blaz and Brian Langton.

**Others present:** Jim Vaslo – Township Manager and 4 citizens.

**Motion #356 Meeting Minutes Approval.**

Motion by Stumpmier supported by Kecskes to approve the Ash Township Planning Commission Meeting Minutes of June 21, 2016 as presented.  
Voice vote taken. Motion carried.

**Motion #357 Amended Agenda Approval.**

Motion by Booth supported by Smith to approve the agenda as amended adding under New Business, B - Adel Property 12587 Telegraph, Discussion Only.  
Voice vote taken. Motion carried.

**Old Business**

**Motion #358 To Remove From Table.**

Motion by Kecskes supported by Lowry to remove proposed changes to Article 23, Signs, from the table. Voice vote taken. Motion carried.

- A. Text amendments to Article 23, Sign and Outdoor Advertising Regulations, Sections 23.02, 23.04, and 23.05, adding language to permit and regulate changeable copy signs. Set Public Hearing for August 16, 2016.

Manager Vaslo explained that the final draft of the proposed changes to Article 23 is before the commission. After a brief discussion the following motion was offered:

**Motion #359 To Set Public Hearing.**

Motion by Stumpmier supported by Smith to set a Public Hearing for August 16, 2016, to hear comments on the proposed text amendments to Article 23. Voice vote taken. Motion carried.

**Motion #360 To Remove From Table.**

Motion by Kecskes supported by Smith to remove proposed changes to Article 24, Board of Zoning Appeals, from the table. Voice vote taken. Motion carried.

- B. Text amendments to Article 24, Board of Zoning Appeals, Section 24.07, adding language to permit and regulate temporary outdoor events. Set Public Hearing for August 16, 2016.

Manager Vaslo explained that the final draft of the proposed changes to Article 24 is before the commission. After a brief discussion the following motion was offered:

**Motion #361 To Set Public Hearing.**

Motion by Booth supported by Carmack to set a Public Hearing for August 16, 2016, to hear comments on the proposed text amendments to Article 24. Voice vote taken. Motion carried.

**New Business**

- A. Site Plan review for Parcel #5801-016-039-00, commonly known as 130 Medical Center Drive, Carleton, MI 48166, owned by Family Medical Center LLC. The proposed project is an expansion to the existing building and parking area.

Manager Vaslo reviewed the project and Planner Young's review letter dated July 13, 2016, with the commission. The project is an expansion of the existing Family Medical Center business at Grafton Road and Medical Center Drive. The applicant is proposing to construct a 2,172 square-foot addition to the medical center. The planner had reviewed the site plan prepared by Ripstra & Scheppelman, dated May 1, 2016. The review noted several required elements of the site plan that were not included. The applicant was present and had received Planner Young's review letter in advance of the meeting and came prepared with revised site plans addressing the omitted information. That revised site plan was also reviewed by Planner Young in advance of the meeting and he sent an e-mail regarding the revised site plan. The e-mail, in general, acknowledged that the revised site plan addressed the noted issues and that the Planning Commission could consider a conditional approval if they so choose.

The Chairman and several commission members had questions for the applicant. The revised site plan was shared with the commission members. The engineer, architect and representative from Family Medical Center answered all question to the satisfaction of the commission. At the end of discussion the following motion was offered:

**Motion #362 To Approve Contingent.**

Motion by Smith supported by Carmack to approved the revise site plan for Parcel # 5801-016-039-00 as submitted contingent on review and approval by Planner Young and Manager Vaslo. Roll Call: 6 - Yes, 0 - No Motion carried.

- B. Adel property at 12587 Telegraph Road. Discussion only.

Manager Vaslo explained to the commission that Christina Brookes, site manager for Richard Adel at 10101 Telegraph Road, had approached him regarding the possibility of moving some of the current operations from 10101 Telegraph Road to property that Mr. Adel owns at 12587 Telegraph Road. Manager Vaslo suggested that Ms. Brookes attended the PC meeting for some informal discussion. The Chairman and commission members questioned Ms. Brookes and gave her some positive feedback. The commission also pointed out that though the property in question is master planned for commercial use, the cost of required site improvements would be substantial. The commission suggested that Ms. Brookes contact an experienced land developer before moving to quickly on the project.

**Comments.**

Chairman Smith question Manager Vaslo about the commission request from last meeting that a letter be sent to Brian Shelton, owner of the property where the crushing operation is located, instructing him to complete the berm and landscaping requirements as outlined in the zoning text and which were required as part of the approval of the operation by the ZBA in 2011. Manager Vaslo said that he indeed sent Mr. Shelton an e-mail and that Mr. Shelton did respond stating that the intent is to move the crushing operation across the street to property also owned by him. Manager Vaslo said that nothing formal has been submitted for consideration by the planning commission yet. The PC has asked that the Township Board move forward with legal proceedings to force compliance.

**Motion #363 Meeting Adjourn.**

Motion by Booth supported by Carmack to adjourn at 8:14 p.m.  
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo  
Ash Township Manager