

ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 16, 2016
7:00 p.m.

The Ash Township Planning meeting was called to order at 7:01 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Sid Stumpmier, Eric Smith, Bob Lowry, Robin Carmack, Jim Booth, Eric Blaz and Brian Langton.

Absent members: Don Kecskes.

Others present: Jim Vaslo – Township Manager, Jim Sabo – Township Planner and 10 citizens.

Motion #364 Meeting Minutes Approval.

Motion by Booth supported by Smith to approve the Ash Township Planning Commission Meeting Minutes of July 19, 2016 as presented.
Voice vote taken. Motion carried.

Motion #365 Amended Agenda Approval.

Motion by Stumpmier supported by Smith to approve the agenda as presented.
Voice vote taken. Motion carried.

Old Business

- A. A Public Hearing for 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.

Motion #366 To Open Public Hearing.

Motion by Booth supported by Smith to open the Public Hearing for 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. Voice vote taken. Motion carried.

Manager Vaslo and Planner Sabo explained that the text amendments were subjects that the Planning Commission has been working on for several months and that the final draft is presented for final action by the commission. Manager Vaslo noted that the public hearing was noticed in the newspaper and a copy of the amendments has been available for review at the Township Hall. He also noted that the Township did not receive any comments, written or verbal, for or against, the proposed amendments.

There were no comments from the audience.

Motion #367 To Close Public Hearing.

Motion by Booth supported by Carmack to close the Public Hearing for 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. Voice vote taken. Motion carried.

Motion #368 To Recommend.

Motion by Stumpmier supported by Smith to recommend approval to the Township Board of the 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.
Roll Call: 7 - Yes, 0 - No Motion carried.

- B. A Public Hearing for text amendments to Article 24, Board of Appeals, Section 24.07, adding language to permit and regulate temporary outdoor events.

Motion #369 To Open Public Hearing.

Motion by Booth supported by Stumpmier to open the Public Hearing for text amendments to Article 24, Board of Appeals, Section 24.07, adding language to permit and regulate temporary outdoor events. Voice vote taken. Motion carried.

Manager Vaslo and Planner Sabo explained that the text amendments were subjects that the Planning Commission has been working on for several months and that the final draft is presented for final action by the commission. Manager Vaslo noted that the public hearing was noticed in the newspaper and a copy of the amendments has been available for review at the Township Hall. He also noted that the Township did not receive any comments, written or verbal, for or against, the proposed amendments.

There were no comments from the audience.

Motion #370 To Close Public Hearing.

Motion by Booth supported by Carmack to close the Public Hearing for text amendments to Article 24, Board of Appeals, Section 24.07, adding language to permit and regulate temporary outdoor events. Voice vote taken. Motion carried.

Motion #371 To Recommend.

Motion by Blaz supported by Lowry to recommend approval to the Township Board of the text amendments to Article 24, Board of Appeals, Section 24.07, adding language to permit and regulate temporary outdoor events.
Roll Call: 7 - Yes, 0 - No Motion carried.

New Business

- A. A Public Hearing for Parcel #5801-034-037-00, commonly known as 1911 E. Newport Road, Newport, MI 48166, owned by Randy Pierce. The applicant is DHT Trucking who is requesting a rezoning from AG, Agricultural to I-1, Light Industrial for a Trucking Yard and Bulk landscape Material Sales Yard.

Motion #372 To Open Public Hearing.

Motion by Booth supported by Blaz to open the Public Hearing for Parcel #5801-034-037-00, commonly known as 1911 E. Newport Road, Newport, MI 48166, for a requested rezoning from AG to I-1.

Chairman Smith asked Planner Sabo to review the application for rezoning with the commission. Planner Sabo reviewed Planner Young's letter dated 8/9/16 on this subject with the commission members. The Planner's recommendation was to forward a recommendation of approval to the Township Board based on consideration of the requirements of the Ash Township Zoning Ordinance and sound planning principles. It was noted that the rezoning is supported by the Township Master Plans and that the rezoning is generally consistent with the existing land use character of the area.

Mr. Todd Kanakry, 1885 E. Newport Road spoke in opposition to the rezoning request sighting the potential for noise, pollution, increased traffic and property value declines as reasons for a denial of the request.

Dave Hausbeck from DHT Trucking was in attendance and attempted to answer Mr. Kanakry concerns. He gave a brief history of the company and showed the commission several of the existing facilities that DTH has around the State. He stated that he and the company takes great pride in their facilities and wants to be good members of any community in which they do business. He stated that he will work with the neighbors and the Township to minimize any conflicts with neighbors and will be willing to work with the commission on a site plan that address both the commission's concerns and those of the neighbors.

Motion #373 To Close Public Hearing.

Motion by Booth supported by Lowry to close the Public Hearing for Parcel #5801-034-037-00, commonly known as 1911 E. Newport Road, Newport, MI 48166, for a requested rezoning from AG to I-1. Voice vote taken. Motion carried.

Motion #374 To Recommend.

Motion by Blaz supported by Lowry to recommend approval to the Township Board of the rezoning of Parcel #5801-034-037-00 from AG to I-1.

Roll Call: 7 - Yes, 0 - No Motion carried.

Motion #375 Meeting Adjourn.

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

Respectfully Submitted

Jim Vaslo
Ash Township Manager