

**ASH TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 20, 2013  
7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:30 p.m. in the Ready Road Hall by Chairman Smith.

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

**Absent members:** Dan Meiden, Eric Blaz and Bob Lowry. (All seated late)

**Others present:** Jim Vaslo – Township Manager, Adam Young – Wade Trim and 14 citizens.

**Motion #217 Agenda Approval.**

Motion by Kecskes supported by Langton to approve the amended agenda adding proposed land division for parcel # 5801-016-037-30. Discussion only.  
Voice vote taken. Motion carried.

**Motion #218 Seat Lowry and Blaz.**

Motion by Smith supported by Kecskes to seat Bob Lowry and Eric Blaz at 7:35 p.m.  
Voice vote taken. Motion carried.

**Motion #219 Meeting Minutes Approval.**

Motion by Stumpmier supported by Langton to approve the Planning Commission Meeting Minutes of 7/16/13 as presented. Voice vote taken. Motion carried.

**Motion #220 Seat Meiden.**

Motion by Kecskes supported by Smith to seat Dan Meiden at 7:38 p.m.  
Voice vote taken. Motion carried.

**Communications**

Memorandum from Wade Trim regarding Residential Dwelling Standards.

Planner Young was asked by Township administration to look into some potential changes to the minimum construction standards for residential dwellings contained in the Township Zoning Ordinance 7C. He prepared a memorandum dated 8/13/13, that contained several existing residential dwelling standards for communities similar in size and character as Ash Township.

The commission members discussed this issue at length and agreed that some changes would be beneficial to the future home stock in Ash Township. Many standards were discussed, both to

amend existing and add new. Planner Young was asked to prepare some draft amendments for review and possible further action at the next meeting.

### **New Business**

- A. A Site Plan review for Parcels # 5801-004-001-00 and # 5801-004-001-10, commonly known as 14511 Romine Road, Carleton MI 48117, owned by Guardian Industries Corp. The Site Plan is for a proposed addition to the Science and Technology center.

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 8/3/13 was supplied to the Planning Commission. Representatives from Guardian Industries, the applicant, were present. Planner Young reviewed the site plan prepared by JDI Group and dated 7/29/13 and shared his review with the commission. In general the site plan was well prepared but Planner Young noted 11 items needing additional information or clarification. The applicant had received Wade Trim's review letter prior to the meeting and had made revisions reflecting all 11 noted items. When asked if they could and would abide by the requirements noted in Planner Young's review letter, they answered in the affirmative and stated that the changes had already been made and were ready to submit a revised site plan.

The Chairman respectfully declined the offer to accept the revised site plan at the meeting. After some discussion the following motion was offered:

### **Motion #221 To Approve.**

Motion by Meiden supported by Blaz to approve the site plan for parcels # 5801-004-001-10 and # 5801-004-001-10, commonly known as 14511 Romine Road, for the proposed Guardian Industries Science and Technology Coater Facility Expansion contingent upon that a revised site plan is submitted and approved by Planner Young and Zoning Administrator Vaslo. If the revised site plan is not complete then the applicant must resubmit to the full planning commission. Roll Call: 7 – Yes, 2 – No (Smith, Stumpmier). Motion carried.

- B. Proposed Land Division for Parcel # 5801-016-037-30, commonly known as Medical Center Drive.

The property owners are looking to divide this commercial property into two properties. In 2009 the land division was applied for and denied for several reasons by the Township Assessor and those reasons were confirmed by the Township Attorney. Planner Young was asked to look at the proposed split and it was agreed that as proposed the split would be difficult if not impossible to grant without further information of variances.

Planner Young and Township Manager Vaslo will work with the applicant to identify what aspect of the split would be permitted would need modification and what may need approval from the Planning Commission and or the ZBA

**Motion #222 Meeting Adjourn.**

Motion by Smith supported by Langton to adjourn at 8:30 p.m.  
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo  
Township Manager