

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 17, 2013
7:30 p.m.**

The Ash Township Planning meeting was called to order at 7:32 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Don Kecskes, Sid Stumpmier, Robin Carmack, Eric Smith, Dan Meiden, Eric Blaz and Bob Lowry.

Absent members: Jan Langton and Fred Wickenheiser (seated late).

Others present: Jim Vaslo – Township Manager, Adam Young – Wade Trim, William Godfroy – Township Attorney and 7 citizens.

Motion #223 Meeting Minutes Approval.

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

Motion #224 Agenda Approval.

Motion by Smith supported by Lowry to approve the Planning Commission Meeting Minutes of 8/20/13 as presented. Voice vote taken. Motion carried.

Motion #225 Seat Wickenheiser.

Motion by Blaz supported by Lowry to seat Fred Wickenheiser at 7:35 p.m.
Voice vote taken. Motion carried.

Old Business

- A. A revised 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 revised site plan is for a proposed addition to the Science and Technology center. The revised site plan review was completed by Wade Trim and the Township Zoning Administrator per the Planning Commission.

Planner Young informed the Commission that the revised site plan for Guardian Industries' S&T Coater Facility expansion project has been review and is being recommended to the Zoning Administrator Vaslo, that it be approved. Zoning Administrator Vaslo concurred that the revised site plan sufficiently addresses all previous concerns of the Planning Commission and is approved. It was noted that the applicant will need to secure approvals and permits from all applicable outside agencies, including MDEQ, County Drain Commission, and the County Road Commission. No Commission action was necessary.

- B.** Review of Ash Township Zoning Ordinance 7C, Article 21, General Provisions, regarding residential dwelling standards, for possible text amendments.

Planner Young reviewed a memorandum from Wade Trim dated 9/11/13 regarding residential dwelling standards with the Commission. It was his opinion that it was not uncommon for municipalities to stipulate minimum standards for single-family dwellings, mobile homes, modular housing, or prefabricated housing located outside of a mobile home park. Planner Young proposed adding a new section to Article 21 to be known as Section 21.35 Single-Family Dwellings. There were nine subsections proposed. After much discussion on the proposed text language the follow motion was offered.

Motion #226 Motion to Table.

Motion by Stumpmier supported by Meiden to table the proposed text amendments for Article 21 until the next Planning Commission meeting, giving time to further evaluate changes.

Voice vote taken. Motion carried.

New Business

- A.** 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 (SLU) is for an Extractive Operation mining sand stone. Planning Commission recommended denial of the SLU on June 18, 2013. It is returned to the Planning Commission for clarification of the motion to deny by a Township Board motion on August 21, 2013.

Planner Young explained to the Commission that the Township Board has returned the US Silica matter back to the Planning Commission for clarification of its June 8, 2013, motion to recommend denial of the Special Land Use application submitted by US Silica. Commission Members we given copies of all review letters issues by the Township Engineer, Planner and Attorney since the application was first received. A finding of facts worksheet was also included in the back ground information.

After much discussion between Planner, Attorney and Commission Members it was clear that many of the members still had reservations about the SLU. The members continue to look for additional information on the effects that silica mining has, or could potentially have, on area property owners. The following motion was made.

Motion #227 To Table.

Motion by Kecskes supported by Meiden to table the Special Land Use request for US Silica and to ask the Township Board to fund an independent third party study of the “very serious consequences” as outlined in the Michigan Zoning Enabling Act 113, Section 125.3205, Paragraph 5, Subsections B, C, D, E, and F as they relate to the US Silica SLU application.

Roll Call: 8 – Yes, 0 – No Motion carried.

- B. Review of Ash Township Zoning Ordinance 7C, Article 21, Section 21.20, Soil Removal; Excavation; Extraction; Filling of Garbage or Rubbish, for possible text amendments.

Planner Young explained that the Township Board requested that the Planning Commission conduct research into mining and extractive ordinances currently in use by other townships in Michigan. Then take this research information and compare it to our extractive ordinance. Planner Young had prepared a memorandum dated 9/12/13 that made comparisons of several ordinances and developed a matrix for comparison. This is the first step in making some possible amendments to the zoning ordinance as it pertains to extractive operations. After much discussion the following motion was made.

Motion #228 To Table.

Motion by Smith supported by Blaz to table until the next available Planning Commission meeting the review of Section 21.20, of the Ash Township Zoning Ordinance to allow further review of the material provided by Wade Trim. Voice vote taken. Motion carried.

Motion #229 Meeting Adjourn.

Motion by Smith supported by Meiden to adjourn at 8:35 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted

Jim Vaslo
Township Manager