

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 18, 2012
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 Eric Smith.

Members present: Eric Smith, Robin Carmack, Jan Langton, Dan Meiden, Don Kecskes, Jim Booth, Sid Stumpmier and Fred Wickenheiser.

Absent members: Tom Anson.

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

Motion #123 Meeting Minutes Approval.

Motion by Booth supported by Stumpmier to approve the Planning Commission Meeting Minutes of 5/5/12. Voice vote taken. Motion carried.

Motion #124 Agenda Approval.

Motion by Stumpmier supported by Smith to approve the agenda as amended. Adding Green Earth Farms, LLC as C. under New Business. Voice vote taken. Motion carried.

Old Business

New Business

- A. A Public Hearing** for a proposed rezoning of Parcels #5801-021-003-50 and #5801-021-049-00, vacant land located on Fessner Road, south of Ready Road in Carleton, MI 48117, owned by Robert Heiss and Steven & Michelle Warren from R, Residential to AG, Agricultural. The applicant is Sunoco Pipeline L.P. and the subject site is proposed for a pump station.

Motion # 125 To Open Public Hearing.

Motion by Kecskes supported by Langton to open the Public Hearing for Parcels # 5801-021-003-50 and # 5801-021-049-00. Voice vote taken. Motion carried.

Planner Adam Young reviewed the rezoning request using existing land use patterns, established zoning patterns, proposed zoning, future land use recommendation and offered several facts for the Commissions' consideration. In conclusion, Planner Young is in support of the proposed rezoning of the subject site from R, Residential to AG, Agricultural.

Chairman Smith conducted discussions between the applicant, commission members, audience members, Planner Young and Twp Manager Vaslo. All in attendance wanting to be heard on the matter were given the opportunity to speak. There were no e-mails or written correspondence received by the Township prior to the Public Hearing.

Motion # 126 To Close Public Hearing.

Motion by Stumpmier supported by Kecskes to close the Public Hearing for Parcels # 5801-021-003-50 and # 5801-021-049-00. Voice vote taken. Motion carried.

Motion by Meiden to table the matter to allow applicant and adjoining land owner time to work out an agreement on the excess property. Motion died for lack of support.

Motion # 127 To Recommend.

Motion by Booth supported by Stumpmier to recommend to the Township Board that Parcels # 5801-021-003-50 and # 5801-021-049-00 be rezoned from R, Residential to AG, Agricultural.

Roll Call: 7-Yes, 1- No (Mieden). Motion carried.

B. Proposed Zoning Amendments to Ash Township Zoning Ordinance 7C, pertaining to Wireless Communication, Temporary Uses and Signs.

Planner Young began with a review of amendments pertaining to wireless communication which are necessary due to the newly adopted State Public Act 143 of 2012, which amended the Zoning and Enabling Act of 2006, as well as recent FCC findings clarifying the Federal Telecommunication Act of 1996.

The proposed amendments relative to temporary uses were discussed. They were developed in response to the Township Boards desire to provide a more effective procedure for allowing outdoor displays of retail products as an accessory use to a principal business. Planner Young reviewed the proposed amendments.

The proposed amendments relative to signs were discussed. They were developed in response to the Township Boards desire to allow banners, pennants and flags on commercial properties without the need for a permit. Planner Young reviewed the proposed amendments.

Discussions took place amongst the Board members and the audience. Questions, answers and suggestions were offered by the Chair, commission members, Planner Young and Twp Manager Vaslo. The following motion was offered regarding the proposed amendments to the Ash Township Zoning Ordinance 7C.

Motion #128 Set Public Hearing.

Motion by Stumpmier supported by Carmack to set a Public Hearing for October 16, 2012 the next scheduled Planning Commission meeting, so the proposed amendments to Ash Township Ordinance 7C regarding Wireless Communication, Temporary Uses and Signs can be considered.

Voice vote taken. Motion carried.

C. Green Earth Farms, LLC. Discussion only.

The Chair led an informal discussion regarding Green Earth Farms LLC's plan to locate a **Septage** Receiving Facility in Ash Township. No motions were offered on this subject.

Motion #129 Meeting Adjourn.

Motion by Booth supported by Mieden to adjourn at 9:18 p.m.

Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo
Township Manager