

**Ash Township  
Zoning Board of Appeals  
Meeting Minutes  
September 3, 2013**

**Held on:** Meeting was called to order by Chairman Stumpmier on Tuesday, September 3, 2013, at 7:30 p.m. in the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

**Members Present:** Sid Stumpmier, Ace DeVillez, Ron Keilman, Jim Booth, and Jerry Hunter (alt).

**Members Absent:** Darrell Mossburg. (Late)

**Others Present:** Jim Vaslo – Township Manager and 6 citizens.

Chairman asked if everyone received a copy of the August 6, 2013, minutes and if there were any additions or corrections?

**Motion #164 Motion to Approve Minutes.**

Motion by Booth supported by Keilman to approve the Zoning Board of Appeals meeting minutes of August 6, 2013 as presented. Voice vote taken. Motion carried.

**Motion #165 Agenda Approval.**

Motion by Booth supported by Stumpmier to approve the agenda as amended. Voice vote taken. Motion carried.

**Old Business:**

None

**New Business:**

- A. **A Public Hearing** for the Dubke Trust and Parcel #5801-016-045-00, commonly known as 891 Ready Road, Carleton, MI 48117, who is requesting a variance from Zoning Ordinance 7C, Section 15.02(2) pertaining to frontage requirements and Section 21.05 pertaining to accessory buildings.

**Motion #166 Open the Public Hearing.**

Motion by Keilman supported by DeVillez to open the Public Hearing for Parcel #5801-016-045-00 and the requested frontage variance only. Voice vote taken. Motion carried.

Discussion took place, both the board members and citizens had comments or questions. The Dubke Trust was represented by three family members. There was concern that the Township had recently lower the frontage requirement from 330 ft to 200 ft. The Township received no comments, written or verbal, for or against the proposed variance.

**Motion #167 Close the Public Hearing.**

Motion by Keilman supported by DeVillez to close the Public Hearing for Parcel #5801-016-045-00 and the requested frontage variance. Voice vote taken. Motion carried.

**Motion #168 Open the Finding of Facts.**

Motion by Booth supported by Keilman to open the finding of facts for the requested frontage variance only for Parcel #5801-016-045-00. Voice vote taken. Motion carried.

- Fact-Stumpmier- That the Township had recently lowered the frontage requirements from 330 ft to 200 ft and the applicant wants more. Supported by DeVillez.
- Fact-DeVillez- The surrounding properties are all owned by the Dubke family.
- Supported by Booth.
- Fact-Booth- It would be difficult to close the estate without a variance of some type. Supported by DeVillez.
- Fact-DeVillez- The split as presented is the cleanest and simplest way to divide the land per the family wishes. Supported by Booth.

**Motion #169 Close the Finding of Facts.**

Motion by DeVillez supported by Hunter to close the finding of facts for the requested frontage variance.

Voice vote taken. Motion carried.

**Motion #170 Grant Requested Variance.**

Motion by Booth supported by DeVillez to grant the requested frontage variance for Parcel # 5801-016-045-00, allowing 175 feet of frontage for the proposed Parcel B as depicted on the submitted Hennessey Survey dated 7/9/13.

Roll Call: 3-Yes, 2-No Stumpmier and Keilman Motion carried.

**Motion #171 Open the Public Hearing.**

Motion by Booth supported by DeVillez to open the Public Hearing for Parcel #5801-016-045-00 and the requested accessory building variance only.

Voice vote taken. Motion carried.

After a lengthy discussion it was decided that a variance for only one additional accessory building would be necessary after the family agreed to move the two chicken coops to an adjacent parcel. The Dubke Trust was represented by three family members. The Township received no comments, written or verbal, for or against the proposed variance.

**Motion #172 Close the Public Hearing.**

Motion by Keilman supported by DeVillez to close the Public Hearing for the requested accessory building variance.

Voice vote taken. Motion carried.

**Motion #173 Open the Finding of Facts.**

Motion by Booth supported by DeVillez to open the finding of facts for the requested accessory building variance for Parcel #5801-016-045-00. Voice vote taken. Motion carried.

- Fact-Stumpmier- The two existing buildings that would remain on proposed Parcel B are very old. Supported by DeVillez.
- Fact-DeVillez- The variance request was for 4 buildings to remain, if the chicken coops are moved then only a variance for one building would be needed. Supported by Booth.
- Fact-DeVillez- There were no objections received by the Township to the requested variance. Supported by DeVillez.

**Motion #174 Close the Finding of Facts.**

Motion by Booth supported by DeVillez to close the finding of fact for the requested accessory building variance.

Voice vote taken. Motion carried.

**Motion #175 Grant Requested Variance.**

Motion by Booth supported by DeVillez to grant the requested accessory building variance for Parcel # 5801-016-045-00, allowing one additional accessory building to remain on the proposed Parcel B as indicated on submitted Hennessey Survey dated 7/9/13 and that the chicken coops are removed within six months.

Roll Call: 5-Yes, 0-No Motion carried.

**New Business:**

- B.** A **Public Hearing** for Parcel #5801-034-035-30, vacant land on the North East corner of Telegraph and Newport Roads, Carleton, MI 48117. The owner is Monroe Bank & Trust and the applicant Newport DG, LLC, who is requesting a variance from Zoning Ordinance 7C, Section 23.04 pertaining to sign requirements.

**Motion #176 Open the Public Hearing.**

Motion by Booth supported by Stumpmier to open the Public Hearing for

Parcel #5801-034-035-30 and a request for a variance to the sign requirements.

Voice vote taken. Motion carried.

Dollar General is requesting a variance to allow a 20 ft pole sign at their new store location. Discussion took place, both the board members and citizens had comments or questions. The sign company was represented and gave their reasons for the request. The Township received no comments, written or verbal, for or against the proposed variance.

**Motion #177 Close the Public Hearing.**

Motion by Booth supported by Keilman to close the Public Hearing for Parcel #5801-034-035-30 and the requested sign variance. Voice vote taken. Motion carried.

**Motion #178 Open the Finding of Facts.**

Motion by Keilman supported by DeVillez to open the finding of facts for Parcel #5801-034-035-30 and the requested sign variance. Voice vote taken. Motion carried.

- Fact-Stumpmier- The pole sign is needed due to the location of the business and the limited site distances. Supported by Keilman.
- Fact-DeVillez- The proposed sign location is 155 ft from the centerline of Telegraph Road and 60 ft from the side lot line. Supported by Booth.
- Fact-Keilman- There we no objections to the requested variance. Supported by DeVillez.
- Fact-DeVillez- The proposed sign will be internally lit, stationary and 20 ft in height. Supported by Hunter.

**Motion #179 Close the Finding of Facts.**

Motion by DeVillez supported by Booth to close the finding of facts for Parcel #5801-034-035-30 and the requested sign variance. Voice vote taken. Motion carried.

**Motion #180 Grant Requested Variance.**

Motion by DeVillez supported by Hunter to grant the requested sign variance for Parcel # 5801-034-035-30, allowing a 20 ft, internally lit pole sign with no moving parts as depicted in the drawing submitted with the application.

Roll Call: 5-Yes, 0-No Motion carried.

**Motion #181 Adjournment.**

Motion by Booth supported by DeVillez to adjourn at 8:27 p.m.  
Voice Vote taken. Motion approved.

Respectfully Submitted,  
Jim Vaslo  
Township Manager