Ash Township

Carleton, Michigan

Planning Commission

Regular Meeting: March 19, 2024

The Regular meeting of the Ash Township Planning Commission was called to order at 6:30 p.m. by Chairman Smith, followed by the Pledge of Allegiance.

ROLL CALL: Present- Chairman Smith, Vice Chairman Stumpmier, Z. Carmack, R. Carmack, J. Langton, J. Geiermann, C. Collert, J. Booth

Motion by Stumpmier supported by R. Carmack to seat J. Booth at 6:44. Voice vote taken. Motion carried.

EXCUSED:

ALSO PRESENT: Planner Young, Zoning Administrator Willis, 10 citizens.

APPROVAL OF MINUTES: Motion by Stumpmier, supported by R. Carmack to approve the minutes as presented of the February 20, 2024 Regular Planning Commission Meeting. Voice vote taken. Motion carried.

APPROVAL OF AGENDA: Motion by Geiermann, supported by Langton to approve the agenda as presented. Voice vote taken. Motion Carried

COMMUNICATIONS: None

OLD BUSINESS:

NEW BUSINESS:

1. A Revised Site Plan Review for parcel 5801-026-013-00, commonly known as 10570 Telegraph Rd, owned by Rattan Sekhon, for a proposed Trucking Terminal Operation.

The site plan was previously approved June 20, 2023. After approval, the applicant received comments from State of Michigan EGLE requiring necessary changes to be made due to the findings of wetlands. These changes are significant enough to require re-review and approval. In his review letter dated March 14, 2024, Planner Young went over the notable changes with the commission. The applicant was present and was represent by his contractor who was able to explain the required EGLE changes, landscaping along the Telegraph Rd frontage was the main concern. Previously, the entire frontage was proposed to consist of seeded lawn areas with a substantial number of trees and shrubs. The revised site plan proposes lawn and trees only in the southern portion of the site near the driveway entrance, this area will feature 5 large trees, 2 ornamental trees and shrubs. The remainder of the frontage will consist of a scrub shrub wetland area. Correspondence will be sent to EGLE regarding the landscaping portion of the ordinance and its requirements with the aim of additional trees and shrubs being planted along the frontage of the property. The Planner did note in his review letter six areas of concern, all of which had been addressed and changed on the site plan prior to the meeting. With discussion ending, a motion by R. Carmack supported by Booth to approve the revised site plan for parcel 5801-026-013-00 contingent upon submittal of the landscaping ordinance to EGLE to come up with an agreement regarding the required landscape. If EGLE agrees with the landscaping plans than a review may be done administratively. Voice vote taken. Motion carried.

1. A Site Plan Review for parcel 5801-003-019-00, commonly known as 14600 Romine Rd, owned by Guardian Industries Corp, who has seeking site plan approval for a proposed addition to their existing manufacturing plant.

Planner Young reviewed his letter dated March 14, 2024, he gave a brief background of the property and the proposed 8,520 square foot addition. With concerns being minor in nature, he’s recommendation was to approve the site plan. The applicant was present as well as a representative from Guardian Glass, they did their best to answer questions from the commission and the planner. After some discussion, a motion by Booth supported by Smith to approve the site plan for parcel 5801-003-019-00. Voice vote taken. Motion carried.

1. Discussion of Agricultural (AG) minimum lot width. Discussion only, no motion was offered.

PUBLIC COMMENT: A resident expressed his concerns regarding the Semi Truck parking lot at the corner of Sigler and Telegraph Rd. A collection of junk cars along with other blight has begun to pile up and become an eye sore.

ADJOURNMENT: Motion by Booth, supported by Smith to adjourn at 7:22 p.m. Voice vote taken. Motion carried.

Respectively Submitted

Jennifer Willis

Ash Township Zoning Administrator