Ash Township

Carleton, Michigan

Planning Commission

Regular Meeting: April 16, 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, Z. Carmack, R. Carmack, J. Langton, J. Geiermann, C. Collert,

J. Booth

EXCUSED: Vice Chairman Stumpmier

ALSO PRESENT: Planner Young, Zoning Administrator Willis, 31 citizens.

APPROVAL OF MINUTES: Motion by Booth, supported by Langton to approve the minutes as presented of the March 19, 2024 Regular Planning Commission Meeting. Voice vote taken. Motion carried.

APPROVAL OF AGENDA: Motion by Booth, supported by R. Carmack to approve the agenda as amended.

1. Move old business to the end
2. Items # 5,6,7 will be addressed after item # 2.
3. Add item # 9 – Site Plan review for Rusty Singh for Semi Truck parking.

Voice vote taken. Motion Carried

COMMUNICATIONS: None

OLD BUSINESS:

1. Burning Ordinance fee- Township Board to come up with fee schedule, no motion offered.
2. Discussion on Agricultural (AG) minimum lot width – No discussion, add to old business for next meeting.

NEW BUSINESS:

1. A **Public Hearing** for a proposed conditional rezoning for Parcel 5801-023-040-70, 1.89 acres of vacant land on Telegraph Rd, owned by Micheal and Kimberly Pryce of Carleton, MI. The applicant is seeking a conditional rezoning from C-1, Local commercial to C-3, Heavy Commercial for a General Contractors yard.

Motion by Geiermann, supported by R. Carmack to open the public hearing for parcel # 5801-023-040-70.

Planner Young opened the discussion by reviewing his letter from April 12, 2024. The applicant is seeking to conditionally rezone the property to C-3, Heavy Commercial. If rezoned, the applicant will only use the property for the following uses (as outlined in Exhibit B of his application):

* Office of A-1 Lawn Sprinklers, Inc.
* Storage of A-1 Lawn Sprinklers, Inc. irrigation products
* Parking for A-1 Sprinklers, Inc. vehicles
* Contractors’ storage yard

These uses fall under the “general contractor” use, which are allowed as a special land use within the C-3 district.

If the Township Board finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the provision of Article 27 of the Ash Township Ordinance.

Planner Young went on to address his concerns related to outdoor activities, outdoor storage, truck traffic noise and similar potential impact.

After some discussion between the Commissioners and Planner Young, the chairman opened the floor to questions and comments from those in the audience. The applicant, Mike Pryce, was able to clarify some of their concerns pertaining to Creek Rd access, deliveries, outdoor storage and screening. He then went over his letter of conditions dated April 15, 2024. This letter was not included in their packets but was provided for them before the start of the meeting.

With discussion ending, Zoning administrator Willis noted that a Public Hearing Notice was published in the local newspaper and that Public Hearing Notices were sent to all property owners within 300 feet of the parcel requesting rezoning by first class mail. She also noted that the Township received no other correspondence regarding the rezoning. A motion by R. Carmack, supported by Langton to close the public hearing for parcel # 5801-023-040-70. Voice vote taken. Motion carried.

A letter of conditions shall be submitted to the Township prior to the Township Board meeting. Once received it will be forwarded to the Township Attorney for his review.

Motion by R. Carmack, supported by Booth to forward a recommendation of approval for the conditional rezoning of parcel 5801-023-040-70 from C-1, Local Commercial to C-3, General Contractor use. Roll Call: 7-Yes 0-No Motion carried.

1. A **Site Plan Review** for parcel 5801-001-009-10, commonly known as 3701 E. Newburg Rd, owned by Robert Bosch LLC, who has seeking site plan approval for a proposed modular office building with gravel and asphalt lots.

Planner Young opened the discussion by review his letter dated April 12, 2024. The applicant is proposing to construct a new 3,200 square foot modular office building adjacent to their existing research and development center and equipment garage. A proposed 49 space paved parking lot, 1.87-acre gravel parking area, and 10,500 square foot detention basin were also included as part of their improvements. Planner Young expressed his concern with some discrepancies on the site plan, section 18.02 of the Ash Township ordinance requires parking spaces to be a minimum of 10 feet wide, the applicant is proposing 9 feet wide. Section 21.18 limits light pole height to no more than 25 feet, the applicant is proposing light poles 30 feet in height. Planner Young was in favor of the site plan approval, contingent upon the satisfactory resolution of the noted items. Approval needed from the Monroe County Drain Commission along with the Township Engineer.

Representative from the Robert Bosch company were present and also represented by Ryan DeBono of Hubbell, Roth and Clark, Inc. Mr. DeBono explained the need for the extra office and parking spaces on the grounds, and the Bosch representatives did their best to answer all questions from the commissioners. Mr. DeBono agreed to make the necessary changes recommended by Planner Young. With discussion ending, a motion by R. Carmack, supported by Collert to approve site plan review for parcel # 5801-001-009-10, contingent upon changing the height of the light poles to a maximum height of 25 feet, 10 feet wide parking spaces, and approval from the Township Engineer, as outlined in the letter from Wade Trim. Roll Call: 7-Yes, 0-No Motion carried.

1. A **Public Hearing** for a proposed rezoning for Parcel # 5801-004-013-00, vacant land on Will Carleton Rd, owned by Calvin Charles & Rae Family Trust, who has authorized the applicant, Ali Ajami to seek a proposed rezoning request from C-2, General Commercial to FS, Freeway Service for a Fueling Station with convenience store and restaurant with drive thru.
2. A **Public Hearing** for a proposed rezoning for Parcel # 5801-004-009-00, commonly known as 410 Will Carleton Rd, owned by Calvin Charles & Rae Family Trust, who has authorized the applicant, Ali Ajami to seek a proposed rezoning request from I-2, General Industerial to FS, Freeway Service for a Fueling Station with convenience store and restaurant with drive thru.
3. A **Public Hearing** for a proposed rezoning for Parcel # 5801-004-011-00, commonly known as 440 Will Carleton Rd, owned by Calvin Charles & Rae Family Trust, who has authorized the applicant, Ali Ajami to seek a proposed rezoning request from C-2, General Commercial to FS, Freeway Service for a Fueling Station with convenience store and restaurant with drive thru.

Motion by Booth, supported by Smith to opening the Public Hearing for parcels 5801-004-013-00, 5801-004-009-00, and 5801-004-011-00.

Planner Young open the discussion by reviewing his letter dated April 12, 2024. The applicant, Ali Ajami, is requesting the rezoning of three properties, from C-2, General Commercial and I-2, Light Industrial to FS, Freeway Service for a proposed “gas station”. This would be a recommendation to the Township Board for final approval. The planner gave a brief history of the property including existing land use for the property and that of the immediate vicinity. He reviewed the established zoning patterns of the area and gave his opinion on how the rezoning request would affect the area. In consideration of the existing land use patterns, proposed zoning, future land use recommendations, and sound planning principles, the planner supported the proposed rezoning request.

There were several members of the audience who also spoke in the opposition and in favor of the rezoning request. The applicant was present and did his best to answer all questions and concerns the commissioners had. Zoning Administrator Willis Zoning administrator noted that a Public Hearing Notice was published in the local newspaper and that Public Hearing Notices were sent to all property owners within 300 feet of the parcel requesting rezoning by first class mail. The Township did receive one written comment against the proposed rezoning, that letter was read aloud to those in attendance. The commission members had several questions and after a lengthy discussion, and no other comments the following motion was offered. A motion by Geiermann, supported by Langton to close the public hearing. Voice vote taken. Motion carried.

A motion by Geiermann, supported by Smith to table the proposed rezoning of parcel # 5801-004-013-00, 5801-004-009-00, and 5801-004-011-00 per the applicant’s request.

Voice vote taken. Motion carried.

1. A **Site Plan Review** for Parcel # 5801-004-013-00, 5801-004-009-00, 5801-004-011-00, owned by Calvin Charles & Rae Family Trust, who has authorized the applicant Ali Ajami to seek site plan approval for a proposed Fueling Station with convenience store and restaurant with drive thru.

Motion by Booth, supported by R. Carmack to table the site plan review for parcel # 5801-004-013-00, 5801-004-009-00, 5801-004-011-00.

1. A **Public Hearing** for a proposed Special Land Use for Parcel # 5801-004-013-00, 5801-004-009-00, 5801-004-011-00, owned by Calvin Charles & Rae Family Trust, who has authorized the applicant Ali Ajami to seek a special land use for a Fueling Station with convenience store and restaurant with drive thru.

Motion by R. Carmack, supported by Smith to open the public hearing for the special land use request for parcel # 5801-004-013-00, 5801-004-009-00, and 5801-004-011-00. Voice vote taken. Motion carried.

With no public comment, a motion by Booth, supported by R. Carmack to close the public hearing for parcel # 5801-004-013-00, 5801-004-009-00, and 5801-004-011-00.

1. Discussion on Bond of Completion and maintenance of landscaping.

Planner Young lead the discussion as to why a bond of completion would be necessary, this is to ensure that landscaping is planted and maintained. Language could be added to section 21.16 of the Ash Township Ordinance, requiring the maintenance of the landscaping with a bond being held for the cost of the work for a said amount of time. After some discussion, no motion was offered.

1. A **Site Plan Review** for parcel 5801-001-024-50, vacant land on Telegraph Rd, owned by BTS Transportation, who is seeking site plan approval for a proposed Trucking Terminal Operation.

Planner Young opened the discussion by reviewing his letter dated April 11, 2024. This parcel is undeveloped with 4.70 acres within Ash Township and 4.38 acres in Berlin Township. The planner gave a brief history of the property including existing land use for the property and that of the immediate vicinity. From his letter, the planner highlighted numerous missing items and lack of information on the site plan. A revised site plan is suggested for further review.

Gerald Keeder, the projects engineer from Charles Raines, was present on behalf of the applicant. He did his best to answer all the concerns from the commissioners, as well the ones addressed in planner Young’s review letter, taking note to make the necessary changes. With no other comments, a motion by Booth, supported by Langton to table the site plan review for parcel # 5801-001-024-50.

PUBLIC COMMENT:

ADJOURNMENT: Motion by Booth, supported by Smith to adjourn at 8:55 p.m. Voice vote taken. Motion carried.

Respectively Submitted

Jennifer Willis

Ash Township Zoning Administrator