Ash Township

Carleton, Michigan

Planning Commission

Regular Meeting: May 21,2024

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, J. Geiermann, C. Collert,

J. Booth, K. Willis

Motion by Booth supported by Geiermann to seat R. Carmack at 6:40 p.m.

EXCUSED: J. Langton

ALSO PRESENT: Planner Young, Zoning Administrator Willis, 16 citizens.

APPROVAL OF MINUTES: Motion by Booth, supported by Smith to approve the minutes as presented of the April 16, 2024 Regular Planning Commission Meeting. Voice vote taken, 1 abstained- Willis. Motion carried.

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

COMMUNICATIONS: None

OLD BUSINESS:

1. Revised 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 Industrial to C-2, General Commercial for a Fueling Station with convenience store and restaurant with drive thru.

Planner Young open the discussion by reviewing his letter dated May 16, 2024. Based on comments the applicant received during the April meeting, a revised request was submitted and is now asking to be rezoned from I-2 to C-2. If approved all three properties would be zoned C-2. The Planner expressed his support of the rezoning. After some discussion a motion by Stumpmier, supported by Booth to recommend approval of the rezoning request for parcel # 5801-004-009-00 from I-2, General Industrial to C-2, General Commercial to the Township Board. Yes- 7 No-0 – Voice vote taken. Motion carried.

1. Revised Site Plan Review and Special Land Use 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 and special land use approval for a proposed Fueling Station with convenience store and restaurant with drive thru.

Planner Young reviewed his letter dated May 16, 2024. The revised site plan has addressed comments from the prior letter from the April Planning Commission meeting.

 Planner Young was in favor of the special land use and site plan, pending the resolution

of the noted items. The applicant was presented and did his best to answer all questions the commissioner had for him.

After a lengthy discussion, a motion by Geiermann, supported by Smith to approve the site plan contingent upon approval from the ZBA for the 36-foot driveways. The applicant must post signs stating “12-hour max for parking” on site along with submitting a new site plan with the correct changes. Roll Call: Yes- 8, No-0. Motion carried.

A motion by Booth, supported by Stumpmier to recommend approval to the Township Board for the special land use for parcel # 5801-004-013-00, 5801-004-009-00, and 5801-004-011-00, for a proposed Fueling Station with convenience store and restaurant with drive thru. Roll Call: Yes-8 No-0. Motion carried

1. Discussion on Bond Completion and maintenance of landscaping. Discussion only, no motion offered.

NEW BUSINESS:

1. Site Plan Review and Special Land Use for Parcel 5801-023-040-70, 1.89 acres of vacant land on Telegraph Rd, owned by Micheal and Kimberly Pryce. The applicant is seeking site plan approval and special land use approval for a proposed General contractor’s yard.

Motion by Carmack, supported by Smith to Open the public hearing for parcel # 5801-023-040-70 for the special land use request. Voice vote taken. Motion carried.

Planner Young opened the discussion by reviewing his letter dated May 15, 2024, to the Planning Commission members, he shared his comments regarding the special land use and site plan. The applicant was present and did his best to address all areas of concern from the planner and the commissioners.

Planner Young found too many issues with the site plan to determine compliance with the intent and requirements of the zoning ordinance, his recommendation is to postpone action until revisions to the site plan can be made and resubmitted.

Proper Public hearing notification was not sent out or published in the local paper.

With no other discussion, a motion by Booth, supported by Smith to close the public hearing was offered. Voice vote taken. Motion carried.

A motion by Booth, supported by Stumpmier to table the special land use and site plan for parcel # 5801-023-040-70. Roll Call: Yes- 8 No- 0. Motion carried.

1. Re-Review of a formally approved Site Plan and Special Land Use for Parcel # 5801-004-015-00 and 5801-004-016-00, commonly known as 460 Will Carleton Rd, owned by Ahmad Ali. The applicant is seeking site plan and special land use re-approval for a Fueling Station with convenience store and restaurant with drive thru.

Motion by Smith, supported by R. Carmack to open the public hearing for parcel # 5801-004-015-00 and 5801-004-016-00 for the re-review of a formally approved special land use. Voice vote taken. Motion carried.

Planner Young reviewed his letter dated May 16, 2024, for the Planning Commission members. After giving a brief history on the project -that originally was approved in 2012- he shared his comments regarding the re-approval of the special land use and site plan. The applicant was present and addressed all concerns.

Chairman Smith opened public comment, a citizen voiced her concern about not receiving proper public hearing notification. Zoning Administrator Willis confirmed the error on her part, that proper notification was not sent out or published in the local paper for either of the public hearings held that evening. A motion by Geiermann, supported by R. Carmack to close the public hearing was offered. Voice vote taken. Motion carried.

A motion by Geiermann, supported by Smith to table the Special Land use and Site Plan to allow for proper notification. Voice vote taken. Motion carried.

PUBLIC COMMENT:

ADJOURNMENT: Motion by Booth, supported by Collert to adjourn at 8:03 p.m. Voice vote taken. Motion carried.

Respectively Submitted

Jennifer Willis

Ash Township Zoning Administrator