

ASH TOWNSHIP

CARLETON, MICHIGAN PLANNING COMMISSION

Regular Meeting: December 16, 2025

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. Geiermann, J. Booth, V. Nuhaj, K. Willis

EXCUSED: J. Langton, C. Collert

ALSO PRESENT: Planner Young, Zoning Administrator, 3 citizens.

APPROVAL OF MINUTES: Motion by Booth, supported by Geiermann to approve the Ash Township Planning Commission Special Meeting Minutes of November 10, 2025. Voice vote taken. Motion carried.

APPROVAL OF AGENDA: Chairman Smith added item #4, Use of property before site plan verification, under New Business. Chairman Smith also advised they were going to start with New Business. Motion by Geiermann, supported by Smith to approve the agenda as amended. Voice vote taken. Motion carried.

COMMUNICATIONS: Letter from Exeter Township

New BUSINESS:

1. **Public Hearing for proposed Special Land Use for parcel #5801-023-017-10, owned by Zara Property LLC, commonly known as 11983 Telegraph Rd. Applicant is seeking a Special Land Use to operate a licensed automobile dealership under Michigan dealerships schedule B, C, and R licensing.**

Motion by Booth, supported by Smith to open the public hearing. Voice vote taken, Motion carried.

Planner Young opened the discussion by explaining the differences between Class B, Class C, and Class R licenses. Class B allows new and used auto sales. Class C allows for inquiry or sale of dismantled vehicles for parts. Class R allows for the processing of whole-vehicle parts for retail and scrap. Class C and Class R licenses are only allowed in the I-2 districts; therefore, the Planning Commission could not approve a Special Land Use under its C-2 zoning district. The Planning Commission could only review the Class B license to sell new and used vehicles. Planner Young was hoping the applicant would be in attendance to explain some of the inconsistencies, concerns, and deficiencies in the site plan and survey. Additional work to the site plan needs to be completed to move forward.

Letter from residence - Resident is not in support of an automobile dealership on the property.

Public Comment - Mike Adams. "They had their opportunity; they are not here, shut it down".

Motion by Booth supported by Geiermann to close the public hearing. Voice vote taken. Motion carried.

Motion by Booth, supported by R. Carmack to table the Special Land Use.
Voice Vote taken. 7 ayes, 0 nays. Motion carried.

2. **Site Plan Review for Parcel 5801-023-017-10, commonly known as 11983 Telegraph Rd., owned by Zara Property LLC. Applicant is seeking site plan approval for a proposed automobile dealership with schedule B, C, and R licensing.**

Motion by Booth supported by R. Carmark to table the site plan review. Voice vote taken, Motion carried.

3. **Data Centers Discussion**

Planner Young briefed the Planning Commission on his knowledge of data centers. Planner Young provided an informational packet to the Planning Commission, including benefits and challenges that data centers could bring to the community. Discussion included possibly dedicating areas on the Zoning Map for data centers and adding data centers to the zoning ordinance. After a lengthy discussion, the Planning Commission will wait and see whether the Township Board would like the Planning Commission to continue discussion on data centers within Ash Township.

4. **Use of Property before site plan verification**

Chairman Smith shared that he believes a property on Telegraph is operating a business without final approval, and that they have changed the use of the property without the Planning Commission's approval. The property owner is storing RVs, travel trailers, and boats on the property, when they were approved for Truck Storage only. Discussion, including how to stop this until they are compliant? What is the next step if they want to change the use of the original approved site plan? What is the Township's plan to make them comply?

Old BUSINESS:

1. **Ash Township Master Plan Update Discussion (Continued from 4/15/2025)**

Planner Young is asking the Planning Commission to review the Future Land Use (Chapter 3), Housing Action Plan (Chapter 4), and Circulation Plan (Chapter 5) before the next Planning Commission meeting. Planner Young mentioned that possibly in February or March, we should start the preparation process and share the draft future land use map and the draft circulation plan with the residents and hold an open house to reconnect with the residents.

PUBLIC COMMENT: None

ADJOURNMENT: Motion by Booth, supported by Smith, to adjourn at 7:31 p.m. Voice vote taken. Motion carried.

Respectively Submitted

America Runyan
Ash Township Zoning Administrator