

ASH TOWNSHIP

CARLETON, MICHIGAN
PLANNING COMMISSION

Regular Meeting: May 20, 2025

The Regular meeting of the Ash Township Planning Commission was called to order at 6:33 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, J. Langton

EXCUSED: K. Willis, C. Collert

ALSO PRESENT: Planner Young, Zoning Administrator, 6 citizens.

APPROVAL OF MINUTES: Motion by Booth, supported by Geiermann to approve the Ash Township Planning Commission Regular Meeting Minutes of April 15, 2025. Voice vote taken. Motion carried.

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

COMMUNICATIONS: None

Chairman Smith advised they were going to start with New Business.

New BUSINESS:

- 1. Site Plan Review for Parcel 5801 001 009 00, commonly known as 3701 Newburg Rd., owned by Robert Bosch Corporation. Applicant is seeking site plan approval for the replacement of existing asphalt surfaces at the Northern Proving Grounds and improvements to enhance track safety.**

The commission received a copy of the application and site plan for the proposed improvements. Chairman Smith asked Planner Young to speak on the proposed project. Planner Young talked about the current specifications of the property and the surrounding properties. Planner Young had questions whether there was existing lighting and/or additional lighting to be added, would there be additional noise or vibration that could impact the adjacent properties.

Two representatives from Bosch were present and tried to answer questions asked by the commission. Bosch representatives stated they do not intend to have anything more than what they currently have. The proposed improvements would be restructuring the track and replacing the curve with a straight track due to safety concerns. Bosch representatives advised they are working with EGLE and the Monroe Drain Commission as well. Commissioner R. Carmack addressed concerns with Newburg Road during Bosch's last project. Chairman Smith asked if they would have any issues putting up a bond for Newburg Road. Bosch representatives advised they could not answer, and they would take the road concern back to Bosch. Chairman Smith - with no additional noise, no additional lighting, and the drain commission on task, Planning Commission would only need to address the road bond agreement.

Motion by R. Carmack, supported by Geiermann, to approve the site plan as proposed, contingent upon a road bond agreement with Ash Township. Roll Call Vote taken.

Langton - Aye
 Z. Carmack - Aye
 Geiermann - Aye
 Nuhaj - Aye
 Smith - Aye
 R Carmack - Aye
 Booth - Aye

Motion carried.

2. Discussion of Potential Rezoning of Carleton Farm Supply, Parcel 5801-021-020-00, 5801-021-019-00 and 5801-021-026-00 commonly known as 11850 Grafton Rd.

Planner Young updated the Planning Commission on last meeting's discussion and advised that the Planning Commission wanted to look into all zoning districts and make sure we got this right for the property owner, Ash Township, and the surrounding residents. After further review, Planner Young feels the most appropriate Zoning District for all three parcels owned by Carleton Farm Supply would be the (AG), Agricultural District. Once rezoned, the applicant would still be required to apply to Ash Township Planning Commission for a Special Land Use request to expand the Carleton Farm Supply business. The Planning Commission concluded a lengthy discussion, and no further comments were made.

Motion by R. Carmack, supported by Smith to set a Public Hearing at the next Planning Commission meeting for 5801-021-026-00, 5801-021-020-00 and 5801-021-019-00 (all three parcels) to be zoned (AG) Agricultural District initiated by Ash Township. Voice vote taken. Motion Carried.

Old BUSINESS:

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

Planner Young updated the Planning Commission on two (2) methods of public engagement that the grant will require. Planning Commission discussed different ways to get the community involved, including a citizen survey, an online survey, and then bringing the survey comments back to a public meeting. Planner Young advised he would provide a draft with survey questions at the next Planning Commission meeting.

PUBLIC COMMENT:

Is there a downfall for Carleton Farm Supply to change the zoning? He would like to see it zoned agricultural.

ADJOURNMENT: Motion by Booth, supported by Langton, to adjourn at 7:17 p.m. Voice vote taken. Motion Carried.

Respectively Submitted
 America Runyan
 Ash Township Zoning Administrator