

**Ash Township  
Planning Commission  
Meeting Minutes**

**Held on:** Tuesday, November 17, 2009 at 7:30 p.m. at Ash Township Hall, 1677 Ready Rd., Carleton, MI.

**Members Present:** Eric Smith, Jim Booth, Robin Carmack, Fred Wickenheiser, Don Kecskes, Jan Langton.

**Absent Members:** Sid Stumpmier, Tom Anson, Dan Meiden

**Others Present:** Planner Adam Young of WadeTrim, Jim Vaslo Township Manager, and 4 citizens.

Meeting was called to order, the Chairman asked if everyone received a copy of the October 20, 2009 Meeting minutes, and if there were any additions or corrections? There were none.

Motion by Booth supported by Kecskes to approve the proposed regular meeting minutes from 10/20/2009. Voice vote taken. Motion carried.

Chairman asked if everyone received the agenda, and if there were any additions or corrections? There were none.

Motion by Booth supported by Smith to approve agenda. Voice vote taken. Motion carried.

**Old Business**

A. Ordinance Regulations Pertaining to Site Grading and Filling.

Planner Young reviewed his letter dated 11/11/09 regarding the subject. Several of the Commissioners commented on several of the adjoining communities ordinances brought forward by Planner Young. It was agreed that Berlin Township's grading and Filling Ordinance contained many of the controls that the commission was looking for. Manager Vaslo commented that any proposed ordinance should have definition for suitable material, and it should include asphalt as fill material.

It was also discussed whether regulation of filling and grading should be accomplished through a permit process or could it be handled through a bond process. Planner Young will bring a couple of draft ordinances to the December meeting for review.

Motion by Kecskes supported by Wickenheiser to table until December 15, 2009 meeting. Voice vote taken. Motion carried.

## **New Business**

### A. Site Plan Review for Richard Adel, 10101 Telegraph Rd, Carleton, MI 48117.

Mr. Adel is looking to add an additional use of semi-trailer storage to his property. Planner Young reviewed his letter dated 11/11/09 regarding the subject. His review covered the proposed additional use, the current approved use on the property and past uses approved on the property and the general area. Planner Young stated that the current zoning for the property is C-2 and to consistent with previous approvals for similar uses, the property would need to be rezoned to either C-3 or I-1.

The applicant agreed and said he would support any rezoning that would broaden his ability to market his property to business. Even though Planner Young's recommendation is for a rezoning, he reviewed the site Plan as requested by the Township. The plan was submitted as a "limited" site plan as defined by Section 17.03, (2) of the Zoning Ordinance.

There was one correction to the plan necessary for final approval and Planner Young recommended the Planning Commission require a 6-foot tall screening wall, fence, or ever green screen along the western property line. The applicant indicated that he was not opposed to screening of some type.

Motion by Wickenheiser supported by Kecskes to Table until such time as the property is properly rezoned. Voice vote taken. Motion carried.

Motion to adjourn by Booth supported by Langton. Voice vote taken. Motion carried.

Respectfully Submitted,

Jim Vaslo  
Township Manager