

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
SEPTEMBER 24, 2015

At a regular meeting of the Attica Township Planning Commission held on the 24<sup>th</sup> day of September, 2015, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Penzien at 7 p.m. The following members were PRESENT: David Penzien, Geraldean Berry, Kent Gierman, Robert Stockwell, Phil Madeline, Mark Ochadleus and Maureen Lemons. ABSENT: None. ALSO PRESENT: Associate Planner Sheila Starks, Attorney Gildner and the public per the attached sheet.

Chairman Penzien welcomed new Planning Commission member Maureen Lemons. The Attica Township Board appointed Ms. Lemons to fill out the remainder of Bud Fackler's term

**REVIEW MINUTES:**

The Board having reviewed the minutes of the July 23<sup>rd</sup>, 2015 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Gierman, seconded by Berry to approve the July 23<sup>rd</sup>, 2015 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**PUBLIC HEARING:** None.

**OLD BUSINESS:**

**1. Ryan Stoldt's Application for Limited Business Use in the AG District (Auto Repair):**

Ryan Stoldt's application for Limited Business Use in the AG District was tabled for a second time at the July 23, 2015 Planning Commission meeting to allow Mr. Stoldt more time to clean-up his property. Chairman Penzien stated that he visited Mr. Stoldt's property and that a fence has been erected and the property looks great. Planner Starks stated that the requested site plan information has not been provided by Mr. Stoldt. He was asked to provide more information at the last meeting. Mr. Stoldt was not in attendance at the meeting. There was discussion. A decision was tabled until Mr. Stoldt supplies the requested information.

**2. Associate Planner Sheila Starks: Possible changes to Limited Business in the Residential District:**

Planner Starks distributed a draft of an ordinance to amend the Attica Township Zoning Ordinance. Planner Starks reviewed the possible changes and advised that a public hearing would be required to amend the zoning ordinance. There was discussion.

**MOTION** by Berry, seconded by Stockwell to set a Public Hearing for the November 19, 2015 Planning Commission meeting to amend the Attica Township Zoning Ordinance as it pertains to Limited Business in the Residential District. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**3. Associate Planner Sheila Starks: Evaluation of Attica’s Master Plan:**

Planner Sparks distributed a master plan 5-year review step-by-step hand out prepared by *clearzoning*. Planner Starks stated that Planner Birchler suggested everyone bring their master plan book to the next Planning Commission meeting for review.

**NEW BUSINESS:**

**1. Realigned Duties of the Zoning Administration Office/Postion:**

Attorney Gildner advised the Planning Commission that because of Planning Secretary/Zoning Administrator Bud Fackler’s death the Township Board has realigned his duties with township employees taking responsibility for his duties.

**2. Appoint Planning Commission Secretary:**

Planner Starks stated that the Planning Commission Secretary should be elected verses appointed.

**MOTION** by Berry, seconded by Stockwell to nominate Maureen Lemons as the Secretary of the Attica Township Planning Commission for the remainder of Planning Secretary Fackler’s term ending December 31, 2018 and moved further by Stockwell seconded by Gierman that the nominations be closed and a unanimous ballot be cast. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

**3. Discussion regarding Modifying Accessory Building Minimum Size for Non-Permanent Structure:**

Planning Secretary Lemons explained that Attica Township’s ordinance allows for sheds with a square footage of 100 square feet or less to be built without a permit. Construction Code Authority allows sheds with a square footage of 200 square feet or

less to be built without a permit and that to make it consistent with Construction Code Authority the Planning Commission may want to amend the zoning ordinance as it pertains to sheds. Attorney Gildner advised the Planning Commission that a Public Hearing is needed to amend the ordinance.

**MOTION** by Berry, seconded by Stockwell to set a Public Hearing for the November 19, 2015 Planning Commission meeting to amend the Attica Township Zoning Ordinance as it pertains to sheds. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**4. Set Date for November Planning Commission Meeting:**

**MOTION** by Stockwell, seconded by Lemons to change the November Planning Commission meeting to November 19, 2015. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**COMMUNICATIONS AND SECRETARY REPORT:** None.

**PLANNER'S REPORT:** None.

**PUBLIC TIME:** None.

**ATTORNEY REPORT & CONSULTANTS REPORT:** None.

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Gierman to adjourn the meeting at 7:17 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

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Maureen Lemons, Secretary of the  
Attica Township Planning Commission

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Valerie Schultz, Recording Secretary