

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
November 19, 2015

At a regular meeting of the Attica Township Planning Commission held on the 19th day of November, 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: Planner Dave Birchler, Associate Planner Sheila Starks, Attorney Gildner and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the September 24th, 2015 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Lemons to approve the September 24th, 2015 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC HEARING:

1. **Ordinance to amend the Attica Township Zoning Ordinance as it pertains to Limited Business in the residential district:** Chairman Penzien opened the Public Hearing to amend the zoning ordinance as it pertains to Limited Business in the residential district at 7:01 p.m.; there being no comments the public hearing was closed at 7:01 p.m.
2. **Ordinance to amend the Attica Township Zoning Ordinance as it pertains to sheds:** Chairman Penzien opened the Public Hearing to amend the zoning ordinance as it pertains to sheds at 7:02 p.m.

Chairman Penzien asked the reason for the proposed change in the ordinance as it pertains to sheds. Planning Commission Secretary Lemons stated that the change was to keep Attica Township's ordinance in line with Construction Code Authority and the State of Michigan building code.

There being no further comments the public hearing was closed at 7:04 p.m.

OLD BUSINESS:

1. Ordinance to amend the Attica Township Zoning Ordinance as it pertains to Limited Business in the residential district:

Planner Birchler reviewed the proposed changes to the ordinance as it pertains to Limited Business in the residential district.

MOTION by Gierman, seconded by Stockwell to recommend approval by the Attica Township Board the amendment of Sections 2.2, 4.30 and 4.31 of 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.**

2. Ordinance to amend the Attica Township Zoning Ordinance as it pertains to sheds:

MOTION by Berry, seconded by Stockwell to recommend approval by the Attica Township Board the amendment of section 7.3 to add a new subsection 4 of the Attica Township Zoning Ordinance as it pertains to sheds. The subsection reads as follows: Temporary, removable structures, those without a permanent foundation, under 200 square feet are exempt from requiring a building permit. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

3. Evaluation of Attica Township's Master Plan:

Planner Birchler discussed some key elements of the master plan. Associate Planner distributed chapter 3. Vision Statement, Goals and Objectives and chapter 6. Implementation Strategies and Opportunities of the Attica Township Master Plan for review and discussion. There was lengthy discussion.

The Master Plan will remain on the Planning Commission agenda for further review.

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

Planning Secretary Lemons stated that she sent Ryan Stoldt a letter informing him that his application for Limited Business Use in the AG District (Auto Repair) would again be on the agenda for the November 19th Planning Commission meeting. Mr. Stoldt did not respond and was not present at the meeting.

MOTION by Gierman, seconded by Stockwell to table Ryan Stoldt's application for Limited Business Use in the AG District (Auto Repair) until the January 28, 2016 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Planning Secretary Lemons will send Mr. Stoldt a letter informing him that his application will be on the January 28, 2016 Planning Commission meeting agenda and that he stands a chance of losing approval if he does not provide the requested information.

NEW BUSINESS: None.

COMMUNICATIONS AND SECRETARY REPORT: Planning Secretary Lemons distributed the meeting dates for 2016.

PLANNER'S REPORT: Planner Birchler discussed activities in his company.

PUBLIC TIME: None.

ATTORNEY REPORT & CONSULTANTS REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Stockwell to adjourn the meeting at 8:04 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary