

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
March 24, 2016

At a regular meeting of the Attica Township Planning Commission held on the 24th day of March, 2016, 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, Kent Gierman, Phil Madeline, Mark Ochadleus and Maureen Lemons. ABSENT: Geraldean Berry and Robert Stockwell. ALSO PRESENT: Planner Jason Bibby, Associate Planner Sheila Starks, Attorney Gildner and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the January 28, 2016 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Gierman, seconded by Lemons to approve the January 28, 2016 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

PUBLIC HEARING: Rezoning from R-1 One Family Residential to B-2 General Business of 440 N. Lake Pleasant Road 44-003-010-006-40 and 440 N. Lake Pleasant Road 44-003-010-006-09, A2Z self-storage facility.

Chairperson Penzien opened the Public Hearing at 7:01 p.m. Resident Sunny Longoria of 421 N. Lk. Pleasant Road questioned which lots were included in the proposed rezoning. He stated that he felt there is enough storage units in the area and that the proposed units would be directly across the street from his home and would diminish his property value. Chairman Penzien closed the Public Hearing at 7:04 p.m.

OLD BUSINESS:

1. **Master Plan Evaluation:** Planner Bibby distributed a summary of public input of the Master Plan Survey. Planner Bibby asked the Planning Commission members to review the objectives and strategies of the Master Plan and convey to *clearzoning*® whether they have been achieved.
2. **Ryan Stoldt Limited Business Use in the AG District:** Ryan Stoldt asked for more time to clean up his property and to submit a site plan and stated

that this is the last extension he will request. Planning Commission Secretary Lemons informed Mr. Stoldt that he must submit a site plan to the township office before May 5th to give *clearzoning*® time to review it before the May Planning Commission meeting. Supervisor Ochadleus stated that the Planning Commission could request a performance bond since Mr. Stoldt has not complied in the past. There was discussion.

MOTION by Ochadleus, seconded by Lemons to table Ryan Stoldt's request of a Special Land Use of Agricultural Limited Business to run an auto repair shop from an accessory building at his home until the May Planning Commission meeting to give Mr. Stoldt time to update his site plan. A vote was taken. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

NEW BUSINESS:

1. **Rezoning from R-1 One Family Residential to B-2 General Business of 440 N. Lake Pleasant Road 44-003-010-006-40 and 440 N. Lake Pleasant Road 44-003-010-006-09, A2Z self-storage facility:**

Planner Bibby reviewed the application for rezoning from R-1 to B-2 to expand the existing A2Z Storage Units along with additional uses including an outdoor storage and a manager's residence. Planner Bibby stated that the rezoning is supported by the Township Master Plan. There was discussion

MOTION by Ochadleus, seconded by Gierman to recommend to the Township Board the Rezoning from R-1 One Family Residential to B-2 General Business of 440 N. Lake Pleasant Road parcel number 44-003-010-006-40 and 440 N. Lake Pleasant Road parcel number 44-003-010-006-09, A2Z self-storage facility for the reasons stated in *clearzoning*®'s review of the rezoning of the parcels and due to the fact that the rezoning is consistent with Attica Township's Master Plan. A vote was taken. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

2. **A2Z Storage-Site Plan Review and Special Land Use:**

There was discussion only, since this is not a posted public hearing, regarding A2Z Storage-Site Plan and Special Land Use. Planner Bibby will contact land surveyor Rick Duthler to discuss the site plan.

MOTION by Gierman, seconded by Madeline to table the site plan review of A2Z Storage until the May Planning Commission Meeting. Ayes: All. Nays: None. Absent: Berry

and Stockwell. **MOTION CARRIED.**

3. **Concept for Permitting Small Wine Makers, Micro-Breweries and Micro-Spirits Distillers in the AG Agricultural and R-1 One Family Districts:**

Supervisor Ochadleus stated that he received a phone call from an individual that is considering purchasing the old roadside park on Imlay City Road to build a residence and a micro-brewery. Planner Bibby presented an example of an amendment to Attica Township's Ordinance to include this provision. There was discussion.

MOTION by Gierman, seconded by Madeline to set a Public Hearing to amend the Attica Township Zoning Ordinance to permit Small Wine Maker (micro-winery), Micro-brewery and Micro Spirits Distiller for the May Planning Commission Meeting. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

4. **Shed Removal before Occupancy of Accessory Building:**

Supervisor Ochadleus stated that there are several instances in the township where residents are not tearing down their sheds, which exceed the maximum square footage of total accessory buildings, once they build an accessory building and suggested requiring the posting of a bond. Attorney Gildner stated that it is a good idea to incorporate bond requirements into the zoning ordinance as a condition. Attorney Gildner will work with *clearzoning*® to amend the language in the zoning ordinance to require a performance bond to expand beyond shed tear downs.

MOTION by Madeline, seconded by Gierman to set a Public Hearing at the May Planning Commission meeting to amend the Attica Township Zoning Ordinance to give the Planning Commission authority to require a performance bond on a case by case basis. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

COMMUNICATIONS AND SECRETARY REPORT: There was discussion regarding changing the date of the May Planning Commission meeting due to the Memorial Day holiday and the date was changed to May 19th.

PLANNER'S REPORT: None.

PUBLIC TIME: None.

ATTORNEY REPORT & CONSULTANTS REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Madeline to adjourn the meeting at 7:40 p.m. A vote was taken. Ayes: All. Nays: None. Absent: Berry and Stockwell. **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary