

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
May 19, 2016

At a regular meeting of the Attica Township Planning Commission held on the 19<sup>th</sup> day of May, 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, Geri Berry, Robert Stockwell and Maureen Lemons. ABSENT: None. ALSO PRESENT: Associate Planner Sheila Starks, Attorney Gildner and the public per the attached sheet.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the March 24, 2016 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry, seconded by Stockwell to approve the March 24, 2016 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**PUBLIC HEARINGS:**

1. Special Land Use Approval to expand A2Z Storage Unit Use with Outdoor Storage and a Manager's Residence requested by Daniel Marquardt.

Chairman Penzien opened the Public Hearing for A2Z Storage at 7:03 p.m. Surveyor Rick Duthler introduced himself, displayed the site plan for A2Z Storage and stated that he was prepared to answer any Planning Commission members and residents questions. Pearl and Kirk Watson, of 380 North Lake Pleasant Road, asked about the buildings, drainage, trees, lighting and fencing on the site plan. Surveyor Duthler addressed each point on the Rowe Engineering review of the site plan. There was lengthy discussion regarding storm water retention and drainage. Chairman Penzien closed the Public Hearing at 7:20 p.m.

2. Amend Section 2.2 Definitions, Section 3.1.1 Agricultural District; and adding Section 4.60 Small Wine Maker (micro-winery) Micro-brewery and Micro Spirits Distiller; and Similar Uses of the Attica Township Zoning Ordinance.

Chairman Penzien opened the public hearing at 7:20 p.m. Associate Planner Starks defined breweries, distilleries and small wine makers. There was discussion. The Public Hearing was closed at 7:22 p.m.

3. Amend Section 6.4 Performance Bond of the Attica Township Zoning Ordinance.

Chairman Penzein opened the public hearing at 7:22 p.m. Supervisor Ochadleus explained the reasons for the Performance Bond requirement. There was discussion. The Public hearing was closed at 7:25 p.m.

### **OLD BUSINESS:**

1. **Master Plan Evaluation:**

Associate Planner Starks discussed goals and objectives of the Master Plan based on the public input survey and the Planning Commission's input, and revisions to the Land Use Plan.

2. **Ryan Stoldt Limited Business Use in the AG District:**

Supervisor Ochadleus recommended approval of Ryan Stoldt's Limited Business Use subject to the fire chief's inspection of the shop. There was discussion.

**MOTION** by Lemons, seconded by Berry to recommend the Attica Township Board grant 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 on property zoned AG Agricultural and located at 412 South Youngs Road, Attica, MI 48412, subject to an inspection of the shop and review of the spill prevention plan by the Attica Township Fire Chief. A vote was taken. Ayes: All. Nays: None. Absent: Berry and Stockwell.  
**MOTION CARRIED.**

3. **Special Land Use Approval to expand A2Z Storage Unit Use with Outdoor Storage and a Manager's Residence requested by Daniel Marquardt:**

There was lengthy discussion regarding drainage and discussion of the green belt on the site plan.

**MOTION** by Stockwell, seconded by Berry to recommend the Attica Township Board grant Daniel Marquardt's Special Land Use request to expand A2Z Storage subject to Rowe Engineering's approval of the storm water retention plan. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

4. **Amend Section 2.2 Definitions, Section 3.1.1 Agricultural District; and adding Section 4.60 Small Wine Maker (micro-winery) Micro-brewery and Micro Spirits Distiller; and Similar Uses of the Attica Township Zoning**

**Ordinance:**

**MOTION** by Lemons, seconded by Stockwell to recommend the Attica Township Board amend Section 2.2 Definitions, Section 3.1.1 Agricultural District; and adding Section 4.60 Small Wine Maker (micro-winery) Micro-brewery and Micro Spirits Distiller; and Similar Uses of the Attica Township Zoning Ordinance (amendments attached). A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

5. **Amend Section 6.4 Performance Bond of the Attica Township Zoning Ordinance:**

**MOTION** by Gierman, seconded by Berry to recommend the Attica Township Board amend Section 6.4 Performance Bond of the Attica Township Zoning Ordinance to insure faithful completion of improvements, in accordance with section 505 of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (amendment attached). A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**NEW BUSINESS:**

1. **Return to holding monthly Planning Commission meetings:**

**MOTION** by Berry, seconded by Stockwell to return to holding monthly Planning Commission meetings. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**COMMUNICATIONS AND SECRETARY REPORT:** None.

**PLANNER'S REPORT:** None.

**PUBLIC TIME:** Supervisor Ochadleus informed the Planning Commission that the new noise ordinance goes into effect May 21, 2016.

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

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Stockwell to adjourn the meeting at 8:02 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

Valerie Schultz, Recording Secretary