

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
August 24, 2017

At a regular meeting of the Attica Township Planning Commission held on the 24<sup>th</sup> day of August, 2017, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Penzien at 7:11 p.m. The following members were PRESENT: Dave Penzien, Phil Madeline, Kent Gierman, Geri Berry, Bob Stockwell, Mark Ochadleus and Maureen Lemons. ABSENT: None. ALSO PRESENT: Planner Mark Lloyd, Attorney Mike Gildner and the public per the attached sheet.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the July 27, 2017 regular Planning Commission meeting and there being no corrections, additions or deletions:

**MOTION** by, Berry seconded by Stockwell to approve the July 27, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**PUBLIC HEARING:**

Chairman Penzien opened the Public Hearing at 7:12 p.m. to receive public comments on the proposed amendment of Section 5.13.6 of the Zoning Ordinance, modifying the existing ordinance by increasing the minimum width of a private drive from 30 feet to 40 feet. There being no comments the public hearing was closed at 7:13 p.m.

**OLD BUSINESS:**

1. **Motion to amend Section 5.13.6 of the Zoning Ordinance modifying the existing ordinance by increasing the minimum width of a private drive from 30 feet to 40 feet:**

**MOTION** by Lemons, seconded by Berry to recommend to the Attica Township Board the amendment of Section 5.13.6 of the Zoning Ordinance by increasing the minimum width of a private driveway from 30 feet to 40 feet. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

2. **Motion to amend Section 8.3 (Rear Parcel Drive Review) of the Attica**

**Township Development Approval Manual:**

Planner Lloyd explained the amendment to Section 8.3 Rear Parcel Drive Review.

**MOTION** by Gierman, seconded by Lemons to amend Section 8.3 Rear Parcel Drive Review of the Attica Township Development Approval Manual from 30 to 40 feet. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**3. Set Public Hearing to amend Section 7.13.4b of the Zoning Ordinance:**

Planner Lloyd explained that 50% replacement cost for a destroyed structure is a common standard. Supervisor Ochadleus stated that the township board is looking for something definitive that says percentage of the actual structure not the value of the structure. Attorney Gildner stated that he will provide the Planning Commission with some sample language at the next meeting. Planner Lloyd and Attorney Gilder will gather information for clarification for the next meeting.

**MOTION** by Gierman, seconded by Ochadleus to table taking any action to amend Section 7.13.4b, nonconforming structures of the zoning ordinance until the September 28, 2017 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**4. Set Public Hearing for Simpson Attica Properties/Dusty Customs Special Land Use:**

Secretary Lemons informed the Planning Commission that Supervisor Ochadleus, Co-Planning Coordinator Schultz and herself had a meeting with Shannon Simpson to discuss his Special Land Use application. At that meeting the applicant stated that he will not be doing any outside work, the fire department will inspect the building, there will not be towing and that there will only be short term storing of customer's vehicles. Planner Lloyd suggested adding the items discussed to the site plan.

**MOTION** by Lemons, seconded by Gierman to set a Public Hearing for the September 28, 2017 Planning Commission meeting to receive public comment on Simpson Attica Properties/Dusty Customs Special Land Use located at 41 S. Lake Pleasant Road. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**NEW BUSINESS:** Supervisor Ochadleus stated that the Planning Commission has been dealing with some unique issues the past several months and that it would benefit the Planning Commission members to read the zoning ordinance to get a better understanding of it and to close any loopholes before they become a problem. Supervisor Ochadleus also suggested a workshop for the Planning Commission members with Planner Lloyd and Attorney Gildner in the future.

**COMMUNICATIONS AND SECRETARY REPORT:** Planning Secretary Lemons reported:

- a) She and Co-Planning Coordinator Schultz went to a Hot Topics in Zoning class. There was a wealth of information on the new medical marijuana law. Secretary Lemons gave a synopsis of the information.
- b) Another topic was at the Hot Topics in Zoning class was Airbnb type vacation home rentals and how they affect townships. Secretary Lemons gave a synopsis of the information.
- c) Dollar General is back on the table and they have purchased a parcel of land on Lake Pleasant Road next to the Post office. There was lengthy discussion regarding what can be done to make sure the building is similar to the Post Office and other businesses in the area.

**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 Stockwell to adjourn the meeting at 7:43 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