

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
September 28, 2017

At a regular meeting of the Attica Township Planning Commission held on the 28th day of September, 2017, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Penzien at 7:01 p.m. The following members were PRESENT: Dave Penzien, Phil Madeline, Kent Gierman, Geri Berry, Bob Stockwell, and Maureen Lemons. ABSENT: Mark Ochadleus. 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 August 24, 2017 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Lemons to approve the August 24, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One (Ochadleus). **MOTION CARRIED.**

PUBLIC HEARING:

Chairman Penzien opened the Public Hearing at 7:02 p.m. to receive public comments on the Special Land Use request for Simpson Attica Properties/Dusty Customs, 41 South Lake Pleasant Road. There being no comments the public hearing was closed at 7:03 p.m.

OLD BUSINESS:

1. **Motion to recommend the Attica Township Board approve the Special Land Use for Simpson Attica Properties/Dusty Customs, 41 South Lake Pleasant Road:**

Planner Lloyd reviewed his summary of findings regarding Simpson Attica Properties/Dusty Customs.

MOTION by Berry, seconded by Gierman to recommend to the Attica Township Board approve the Special Land Use for Simpson Attica Properties/Dusty Customs, (44-003-155-001-00) located at 41 South Lake Pleasant Road, Attica, MI 48412, provided all conditions on the site plan review are met. A vote was taken. Ayes: All.

Nays: None. Absent: One (Ochadleus). **MOTION CARRIED.**

2. Discussion to amend section 7.13.4b, Non-Conforming Structures:

Planner Lloyd reviewed his memo regarding non-conforming structures. Planner Lloyd found several minor errors in the ordinance that will need to be cleaned up and went on to discuss the suggested definition of replacement cost. Attorney Gildner reviewed the sampling of different ordinance language that he gathered regarding non-conforming structures. There was lengthy discussion.

NEW BUSINESS:

1. Discussion regarding Dollar General:

Planning Secretary Lemons informed the board that there was a meeting September 25th with the representative from Dollar General, Mike McPherson, Township Engineer Mike Carpenter, Township Planner Mark Lloyd, Supervisor Ochadleus, Planning Co-Coordinator Valerie Schultz and herself. It was a productive meeting with the elevation of the building, number of parking spots, storm water and landscaping being discussed among other things. The site plan should be ready for the November Planning Commission meeting and they plan to break ground in the spring. Planner Lloyd reviewed the site plan and discussed surface drainage and the parking lot. There was discussion.

2. November and December Meeting Dates:

MOTION by Gierman, seconded by Berry to change the November Planning Commission meeting to November 30th and the December meeting to December 21st. A vote was taken. Ayes: All. Nays: None. Absent: One (Ochadleus). **MOTION CARRIED.**

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 7:37 p.m. A vote was taken. Ayes: All. Nays: None. Absent: One (Ochadleus). **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary