

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
October 26, 2017

At a regular meeting of the Attica Township Planning Commission held on the 26<sup>th</sup> day of October, 2017, 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: 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 September 28, 2017 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry, seconded by Stockwell to approve the September 28, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One (Ochadleus). **MOTION CARRIED.**

**PUBLIC HEARING:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. Discuss Dollar General meeting of October 20, 2017:**

Secretary Lemons informed the Planning Commission that she along with Supervisor Ochadleus and Co-Planning and Zoning Coordinator Schultz met with Developer Todd Hamula of Zaremba Group regarding the façade of the Dollar General to be built in Attica Township. A façade was agreed upon and site plan paperwork will be delivered by November 10<sup>th</sup>. Mr. Hamula will be present at the November Planning Commission meeting.

**2. Modification to conditions for the Special Land Use of Israel Ferrett, 1200 Lake George Road, LLC:**

Secretary Lemons informed the commission that resident Tom Tullio spoke with Supervisor Ochadleus regarding problems his business is experiencing because Israel Ferrett, 1200 Lake George Road, LLC is violating the conditions of his Special Land

Use. Mr. Tullio informed Supervisor Ochadleus that Mr. Ferrett is operating until 6:30 p.m., operating the crusher, using a diesel pump and hauling material. Secretary Lemons stated that Mr. Ferrett has never paid the \$50,000.00 required cash bond for his Special Land use and that he has never had a haul route approved by the road commission. Attorney Gildner stated that he has composed a cease and desist letter to be sent to Mr. Ferrett after review by Secretary Lemons. There was discussion.

**MOTION** by Gierman, seconded by Stockwell to accept the finding of fact by the Planning Commission that the present operations at the facility of Israel Ferrett, 1200 Lake George Road, LLC are in violation of the approved site plan and the conditions of the Special Land Use. A vote was taken. Ayes: All. Nays: None. Absent: One (Ochadleus).  
**MOTION CARRIED.**

**3. Modification request for A to Z Storage facility:**

Attorney Gildner and Secretary Lemons discussed the fact that the approved site plan of A to Z Storage Facility included climate control storage in the basement of the manager's residence but the Lapeer County Health Department required a commercial septic for the storage units to be allowed. Now that owner Daniel Marquardt's residential septic system is in he wants to utilize the basement for commercial storage units. Mr. Marquardt sent a letter to the Planning Commission members requesting a modification to negate the letter of understanding that he signed for the Health Department stating that there will be no commercial storage in the basement storage units in the manager's residence. There was lengthy discussion. Attorney Gildner will discuss this matter with the Health Department. The modification request will be on next month's Planning Commission agenda.

**4. Discuss commercial wind farms:**

Secretary Lemons discussed the problems with wind farms in the North Branch area and Tuscola county law suits from energy companies. Secretary Lemons stated that it would be in the best interest of the township to have a commercial wind farm ordinance. Planner Lloyd distributed information regarding guidelines for wind energy systems and discussed wind turbines. There was lengthy discussion. Attorney Gildner will put together a draft for wind turbine talking points.

**SECRETARY'S REPORT:** Secretary Lemons reported:

- a) She sent a letter to Jim Naughton regarding the violation Special Land Use.
- b) Reminded the Planning Commission of the change in dates for the November and December Planning Commission meetings.

**PLANNER'S REPORT:** Planner Lloyd stated that the Planning Coordinators and Supervisor did a good job advocating for the township to get a good looking Dollar

General store.

**PUBLIC TIME:** None.

**ATTORNEY REPORT & CONSULTANTS REPORT:** Attorney Gildner reported that legislation has been introduced in the house to take revenue money away from any township that has a medical marijuana ordinance. Attorney Gildner stated that he doesn't see it going anywhere but it is noteworthy.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Berry to adjourn the meeting at 7:56 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

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Maureen Lemons, Secretary of the

Valerie Schultz, Recording Secretary