

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
MARCH 26th, 2015

At a regular meeting of the Attica Township Planning Commission held on the 26th day of March, 2015, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairperson Penzien at 7 p.m. The following members were PRESENT: David Penzien, GERALDEAN BERRY, Kent Gierman, Phil Madeline, Bud Fackler and Mark Ochadleus. ABSENT: Stockwell. ALSO PRESENT: Planner Dave Birchler, Attorney Gildner and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the January 22nd, 2015 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Fackler to approve the January 22nd, 2015 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

PUBLIC HEARING: Chairperson Penzien opened the Public Hearing for Starr Aggregates at 7:01 p.m. and there being no comments closed the Public Hearing at 7:02 p.m.

OLD BUSINESS:

1. **Planner Birchler's review of Andy Wagner's application for Limited Business Auto Repair in a Residential District:**

Secretary Fackler stated that he asked Andy Wagner to come to the Planning Commission meeting but he was not in attendance, Planner Birchler sent Mr. Wagner on February 25th, 2015 detailing the items he needed to address on his Special Land Use application. Mr. Wagner has all of Planner Birchler's contact information but he has not contacted him. Attorney Gildner has been authorized by the Attica Township Board to take action to take him to court and will proceed with enforcement unless the township board lets him know otherwise. There was discussion. Since Mr. Wagner has not completed the Special Land Use application or contacted the township it is out of the Planning Commission's hands.

MOTION by Gierman, seconded by Fackler to table Andy Wagner's Special Land Use application because of lack of information. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED**

2. **Review Starr Mining application for Special Land Use and Recommendation to the Township Board:**

Planner Birchler stated that a full set of plans was received from Starr Aggregates' engineer, Phillips Engineering, and there are a few minor items that need to be addressed but recommends approval of Starr Aggregates Special Land Use and their mining permit. Planner Birchler reviewed his summary of findings.

Engineer Wally Phillips reviewed the site plan. There was lengthy discussion.

Planner Birchler recommended issuing a 4 year permit with one 4 year extension providing everything is on track at the 4 year point with an annual review by the township engineer.

MOTION by Fackler, seconded by Gierman to recommend that the Attica Township Board grant Starr Aggregates a four year mining permit with a four year extension providing they are following the submitted site plan at the four year point and that they follow all of *clearzoning*'s recommendations and remedy any concerns noted in Attica Township's annual inspection. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell).
MOTION CARRIED.

3. Planner Birchler - Possible changes to Limited Business in a Residential District:

Planner Birchler discussed issues with some residents running some significant businesses. Planner Birchler distributed a definition of Residential Limited Business Uses and Use Standards. There was discussion. Planner Birchler will take a look at possible changes to Residential Limited Business Uses and report back to the Planning Commission at the next meeting.

4. Planner Bircher – Evaluation of Attica Township's Master Plan:

Planner Birchler stated that a five year review of Attica Township's Master Plan has not been done since 2007. The Master Plan should be revisited to make sure it is still relevant. Attorney Gildner agreed with Planner Birchler that the Master Plan should be reviewed to make it valid and updated. The Master Plan review will be put on the Planning Commission's agenda.

PUBLIC TIME: None.

COMMUNICATIONS AND SECRETARY REPORT:

- a) Secretary Fackler received an application from Verizon for a 190 foot cell tower. Planner Birchler will review it. There was discussion.

- b) Secretary Fackler reviewed a letter he received from animal control regarding kennel inspections.

PLANNER’S REPORT:

- a) Planner Birchler invited Planning Commission members to a *clearzoning*® training program at the Imlay Township Hall on April 14th at 7:30 p.m.
- b) Planner Birchler distributed a Planning Brief regarding Placemaking and a copy of an article written by his company which was published in *Michigan Planner*. There was discussion.

ATTORNEY’S REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Madeline to adjourn the meeting at 8:10 p.m. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

Bud Fackler, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary