

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION

November 30, 2017

At a regular meeting of the Attica Township Planning Commission held on the 30th day of November, 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, Mark Ochadleus and Maureen Lemons. ABSENT: None. ALSO PRESENT: Attorney Mike Gildner, Engineer Mike Carpenter and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the October 26, 2017 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Stockwell to approve the October 26, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC HEARING: None.

OLD BUSINESS:

1. **Site Plan Review for Dollar General and set Public Hearing for December 21, 2017:**

Engineer Mike Carpenter discussed his review of the Dollar General site and voiced several concerns with the site plan that need to be addressed. Supervisor Ochadleus stated that the only thing holding up the Road Commission preliminary review is the land division and that is ready to be completed. Developer Todd Hamula displayed an aerial drawing of the site and presented the project and answered questions. Front yard setback to the parking lot, reduction of parking spaces, elevation, signage, landscaping, storm water retention, loading and unloading requirements were discussed.

MOTION by Lemons, seconded by Berry to set a Public Hearing for the Site Plan Review of the Dollar General Store for the December 21, 2017 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

2. **Discuss Changes to the Conditions for the Special Land Use of Israel Ferrett, 1200 Lake George Road, LLC, due to the Rescission of Approval of the Special Land Use by the Township Board:**

Attorney Gildner updated the Planning Commission on the status of the 1200 Lake George Road, LLC mining operation and violations. Supervisor Ochadleus informed the Planning Commission that the township board rescinded the approval of 1200 Lake George Road, LLC Special Land Use due to their noncompliance with the conditions of their Special Land Use. The Special Land Use has not been signed nor has the \$50,000.00 bond been paid. Supervisor Ochadleus went on to review the changes in the conditions and the reasons for the request for changes in the Special Land Use.

MOTION by Lemons, seconded by Berry, to recommend to the Township Board the approval of the underlined attached revised Special Land Use conditions for Israel Ferrett, 1200 Lake George Road, LLC, pursuant to the Attica Township Board's motion to ask the Planning Commission to revisit the conditions of the Special Land Use. A vote was taken. Ayes: All. Nays: None. Absent: None.
MOTION CARRIED.

3. **Discuss the Commercial Wind Farm Ordinance provided by Attorney Mike Gildner:**

Attorney Gildner discussed a draft ordinance to regulate commercial wind energy conversion systems he created. Performance and regulatory standards were discussed. Attorney Gildner and the township planner will fine tune the ordinance and continue working on it.

4. **Discuss Non-Conforming Structures:**

Secretary Lemons informed the Planning Commission that the township board put a six month moratorium on accepting applications for non-conforming structures. Supervisor Ochadleus explained that the way the ordinance reads regarding non-conforming structures and that it is most important that the ordinance needs to be fair to all residents. Attorney Gildner will discuss the ordinance with the planner and continue working on the language of the ordinance. There was discussion.

5. **A to Z Storage Letter:**

Attorney Gildner stated that he placed a call with the Lapeer County Health Department regarding Daniel Marquardt's request to a negate a letter of understanding regarding the utilization of space in the basement of the manager's residence at A to Z Storage facility. There was brief discussion.

NEW BUSINESS:

1. **Professional Planner Change:**

Supervisor Ochadleus informed the Planning Commission that the services of professional planner Giffels Webster has been terminated and that the new professional planning services will be provided by Rowe Professional Services Company.

SECRETARY'S REPORT: None.

PLANNER'S REPORT: Engineer Mike Carpenter of Rowe Professional Services Company stated that the senior planner from Rowe will be at the next Planning Commission meeting and that Rowe is looking forward to the expanded relationship with Attica Township.

PUBLIC TIME: Resident Bill Baden of 371 North Lake George Road asked about the haul route for trucks on his road. There was discussion.

ATTORNEY REPORT: Attorney Gildner stated that he works with Rowe Senior Planner, Doug Piggott, in other communities and that he looks forward to working with him in Attica Township.

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

Maureen Lemons, Secretary of the

Valerie Schultz, Recording Secretary