

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
MAY 15<sup>th</sup>, 2013

At a regular meeting of the Attica Township Planning Commission held on the 15<sup>th</sup> day of May, 2013, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Kent Dave Penzien 7:06 at p.m. The following members were PRESENT: Geraldean Berry, Kent Gierman, Bud Fackler, Phil Madeline, Dave Penzien, and Nancy Szerlag. ABSENT: Stockwell. ALSO PRESENT: Planner Dave Birchler, Student member Daniel Gavette and the public per the attached sheet.

The Board having reviewed of the March 6<sup>th</sup>, 2013 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry, seconded by Fackler to approve the March 6<sup>th</sup>, 2013 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC HEARING: Add a new definition of Building Eave to Article 2; add a new sentence to the definition of Building Height; amend the Article 2 illustration of building roof types to clarify the "curb line" for mansard roof and add an illustration for shed roof; add a new definition of Roof Types; and amend Section 5.1.3.A to add a new maximum building wall height for accessory buildings. There being no comments from the Public the Public Hearing was closed at 7:11 p.m.

OLD BUSINESS: None.

NEW BUSINESS:

**1. Make recommendation to the Township Board to amend the zoning ordinance as it pertains to roofs and accessory buildings.**

There was discussion.

**MOTION** by BERRY , seconded by SAERLAG to recommend to the Township Board approval of the Zoning Ordinance to add a new definition of Building Eave to Article 2; add a new sentence to the definition of Building Height; amend the Article 2 illustration of building roof types to clarify the "curb line" for mansard roof and add an illustration for shed roof; add a new definition of Roof Types; and amend Section 5.1.3.A to add a new maximum building wall height for accessory buildings. AS PRESENTED. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

**1. BUD-MIKE DID YOU HAVE A CHANCE TO GO OVER THE PACKET THAT DAVE. DAVE REVIEWED THE PACKET THAT THE APPLICANT WILL**

**RECEIVE WHEN BUILDING A ACCESSORY BLDG. 8.8 CONSTRUCTION OF AN ACCESSORY BUILDING APPLICATION. MIKE REVIEWED THIS APPLICATION. \$100 ZONING REVIEW FEE, STAKING FEE**

QUESTION FROM PUBLIC CAN THE POLE BARN BE EVEN WITH THE HOUSE. 10 FEET SEPARATION FROM THE HOUSE. REVIEWED SETBACKS WITH RESIDENT. DOESN'T HAVE TO MATCH THE HOUSE?

PUBLIC TIME:

COMMUNICATIONS AND SECRETARY REPORT: JIMMY MORRIS BOUGHT THE CORNER AND WANTS TO PUT A NEW AND USED TIRE SALES BUSINESS. ON CORNER OF IC RD AND LK PLEASANT RD. WANTS TO TAKE THE OLD OFFICE AND PUT AN ATTITUDES SHOP IN. HE ALSO WANTS TO PUT THE OLD ZEPHYR SIGN UP IF ALLOWED. SIGN ON EACH BLDG AND THE FREE STANDING ZEPHYR SIGN. WE R PROBABLY GOING TO HAVE A JUNE PLANNING MEETING. HE IS CONTACTING DUTHLER AND GET A SITE PLAN PUT TOGETHER. PLAN ON HAVING A JUNE MEETING. THIRD WED JUNE 19<sup>TH</sup>.

ATTORNEY REPORT & CONSULTANTS REPORT: BIRCHLER NOTHING FURTHER. BEEN WORKING ON ZONING AMENDMENT FOR SIX MONTHS AT LEAST. SHOULD BE UPLOADED TO WEB SITE TOM

**There being no further business before the Attica Township Planning Commission, MOTION by BERRY, GIERMAN seconded by to adjourn the meeting at p.m. Ayes: All; Nays: None. MOTION CARRIED.**

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Bud Fackler, Secretary of the  
Attica Township Planning Commission

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Valerie Schultz, Recording Secretary

