

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
JUNE 19th, 2013

At a regular meeting of the Attica Township Planning Commission held on the 19th day of June, 2013, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Kent Dave Penzien 7:05 p.m. The following members were PRESENT: Geraldean Berry, Kent Gierman, Bud Fackler, Phil Madeline, Dave Penzien, Robert Stockwell and Nancy Szerlag. ABSENT: None. ALSO PRESENT: Planner DAVE BIRCHLER, and the public per the attached sheet.

The Board having reviewed of the May 15th, 2013 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Gierman to approve the May 15th, 2013 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

OLD BUSINESS: None.

NEW BUSINESS:

1. James Morris: Site Plan Review for Used Tire Sales and misc.

Planner Birchler brought the Planning Commission up to date regarding James Morris's proposed pre-owned/new tire business on the northwest corner of Imlay City Road and Lake Pleasant Road. Per Section 6.1.1 of the Zoning Ordinance, the Applicant was required to provide the Township Clerk with the site plan material at least 20 days prior to the Planning Commission meeting, the site plan was received on June 14th therefore the applicant did not meet this standard. Planner Birchler went on to state that he could not recommend approval of the submitted site plan. The Applicant will need to submit a revised application that includes the following information:

- a) Lapeer County Road standards for the access drive off of Lake Pleasant Road.
- b) The outdoor single tire changing area should be removed from the site plan so that all repair work is conducted within the enclosed garage.
- c) The existing gravel access drive off of Lake Pleasant Road and on-site gravel surface should be replaced with asphalt.
- d) Proposed business hours to determine whether an outdoor lighting plan is needed.
- e) Details regarding plan for waste disposal and removal, especially old tires, since no dumpster is proposed on the site plan.
- f) Proposed signage to comply with the zoning ordinance.

There was lengthy discussion between the Planning Commission, Planner Birchler, Supervisor Ochadleus and Angelique and James Morris regarding outdoor tire changing. Mr. Morris stated that tires would be changed outdoors

only in an emergency situation. The changing of tires will be the exception not the norm.

There was also lengthy discussion regarding asphalt verses recycled asphalt for the access drive. Certification of a highway engineer is needed in order to determine if recycled asphalt is equal to or greater than the hard surface required by the ordinance.

After discussion of all recommended revisions of the site plan:

MOTION by Fackler, seconded by Gierman to recommend approval of the site plan for Jim's Pre Owned Tires (James Morris) located at 4485 Imlay City Road, to the Township Board subject to the applicant submitting a revised application that includes the following: 1. Lapeer County Road standard for the access drive off of Lake Pleasant Road. 2. The outdoor single tire changing area removed from the site plan, all repair work is to be conducted within the enclosed garage. Understanding that pursuant to the ordinance all activity will take place within a building with the exception of emergency situations. 3. Proposed business hours to determine whether an outdoor lighting plan is needed. 4. Details regarding plan for waste disposal and removal, especially old tires. 5. Proposed signage to comply with the zoning ordinance.

The Planning Commission also recommends the Township Board grant one year waiver to the applicant as to the requirement for hard surfacing of the existing gravel driveways. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

2. Lapeer Community Church: Green Belt

Pastor Rick Schwab of Lapeer Community Church and Ray Evans of Dryden Excavating came before the Planning Commission to discuss the proposed Greenbelt on the property. There was lengthy discussion regarding types and placement of plantings on the property.

PUBLIC TIME: None.

ATTORNEY REPORT & CONSULTANTS REPORT:

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Berry to adjourn the meeting 8:06 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Bud Fackler, Secretary of the
Attica Township Planning Commission

Valerie Schultz, Recording Secretary

