

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
MARCH 27, 2014

At a regular meeting of the Attica Township Planning Commission held on the 27TH day of March, 2014, at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairperson Penzien at 7 pm. The following members were PRESENT: Geraldean Berry, Kent Gierman, Bud Fackler, Phil Madeline, Dave Penzien and Nancy Szerlag. ABSENT: Robert Stockwell. ALSO PRESENT: Staff Planner Susie Robel, Attorney Gildner, Student member Daniel Gavette and the public per the attached sheet.

The Board having reviewed the minutes of the January 23rd, 2014 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Gierman to approve the January 23rd, 2014 regular Planning Commission meeting as presented. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

PUBLIC HEARING: None.

OLD BUSINESS:

1. Review amendment to change the ordinance for Adult Foster Care facilities:

MOTION by Berry, seconded by Szerlag to set a Public Hearing for May 22nd, 2014 to amend sections 2.2 and 3.1, and adding a new section 3.60 of the Attica Township Zoning ordinance as it pertains to Adult Foster Care facilities. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

2. Discussion on Fracking

Secretary Fackler reported that he had attended a meeting in Oregon Township on the consequences of fracking in Lapeer County. Attorney Gildner, who also attended the meeting, feels there is little that local municipalities can do to prevent fracking. The speaker from the fracking lecture feels there is still some room for local control by regulating traffic, roads and storage facilities. Attorney Gildner is looking into the possibility.

3. Review amendment to change Soil Removal Ordinance

MOTION by Fackler, seconded by Geirman to set a Public Hearing for May 22nd, 2014 to amend section 305. of the Attica Township Zoning ordinance as it pertains to Soil Removal. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

4. Playground Grant Updates

Staff Planner Susie Roble presented alternate options for purchasing play-scape structures.

NEW BUSINESS:

1. Robert Schmidt: Accessory Building in the front yard.

Mr Schmidt was present at the meeting and explained that he needed the pole building for storage because he has six children. He also stated that he no longer plans on adding a lien to, and the siding color and roof will match his house. After answering all the questions from Staff Planner Susie Roble and the Planning Commission satisfactorily, and meeting all setbacks and requirements, Staff Planner Susie Roble recommended approving his request.

MOTION by Fackler, seconded by Szerlag to approve Robert Schmidt's request to build an accessory building in the front yard. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

2. Dennis Kayfes: Accessory Building in the front yard.

Mr Kayfes was unable to attend the meeting, but had spoken to Secretary Fackler and informed him the metal siding and roof would match his house. Also Soil and Erosion approved the distance between the existing Ballard drain and the accessory building. Staff Planner Susie Roble recommended approval.

MOTION by Gierman, seconded by Fackler to approve Dennis Kayfes' request to build an accessory building in the front yard. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

3. Review Blight Ordinance and make recommendation to the Township Board

Attorney Gildner reported that Attica Townships existing Blight Ordinance is up to date and needs no changes, but recommended that the Attica Township Board adopt the International Property Maintenance code and repeal the Township Building Code Ordinance. There was discussion.

MOTION by Fackler, seconded by Gierman to recommend the Attica Township Board adopt the International Property Maintenance code and repeal the Township Building Code Ordinance. A vote was taken. Ayes: All; Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

PUBLIC TIME: None.

COMMUNICATIONS AND SECRETARY REPORT: None

ATTORNEY REPORT & CONSULTANTS REPORT: None

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Gierman to adjourn the meeting at 8:15 pm. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Bud Fackler, Secretary of the
Attica Township Planning Commission

Maureen Lemons, Recording Secretary