

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
SEPTEMBER 25<sup>th</sup>, 2014

At a regular meeting of the Attica Township Planning Commission held on the 25<sup>th</sup> day of September, 2014, 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, Robert Stockwell, Phil Madeline and student member Gavette. ABSENT: Bud Fackler and Nancy Szerlag. ALSO PRESENT: Planner Dave Birchler, Associate Planner Sheila Starks, Attorney Gildner and the public per the attached sheet.

Planner Birchler introduced Associate Planner Sheila Starks who will be assisting him with Attica Township. Ms. Starks has worked for clearzoning for six years.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the July 24<sup>th</sup>, 2014 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry, seconded by Madeline to approve the July 24<sup>th</sup>, 2014 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Fackler and Szerlag). **MOTION CARRIED.**

**PUBLIC HEARING:** Marilyn and Lyle Hibbler request for approval of operating an Agricultural Limited Business.

Chairperson Penzien opened the Public Hearing at 7:06 p.m. Planner Birchler reviewed the application and site plan. Marilyn Hibbler explained that there are tools, trucks and a trailer in the barn. There are three employees two of which are family members. Chairman Penzien stated that he spoke with Supervisor Ochadleus and the only concern he had was regarding screening for parking. Planner Birchler addressed the parking issue and stated that screening was not needed with the number of vehicles parked at the site. Neighbors Richard Smith and Gary Katane both spoke on behalf of the Hibblers stating they are excellent neighbors and take care of their property, they have no problem with their business.

Chairman Penzien closed the Public Hearing at 7:11 p.m.

**MOTION** by Madeline, seconded by Stockwell to recommend approval of Marilyn and Lyle Hibbler's Agricultural Limited Business to the township board. A vote was taken. Ayes: All. Nays: None. Absent: Two (Fackler and Szerlag). **MOTION CARRIED.**

**OLD BUSINESS:** None.

**NEW BUSINESS:**

1. **Interim Planning Coordinator Position:** Clerk Herpolsheimer explained that Zoning Administrator/Planning Commissioner Fackler's duties have been disbursed among the township office staff while he recuperates. Planner Birchler stated that he will also assist with the duties.
2. **ET Rover Pipeline:** Planner Birchler distributed a copy of the letter he wrote to Supervisor Ochadleus evaluating the route of the proposed ET Rover Pipeline and the question of whether

zoning approval from the Township is required prior to construction. There was lengthy discussion. Planner Birchler will identify key issues to present at the next Planning Commission meeting.

3. **Merkler Accessory Building Addition Application:** Planner Birchler reviewed Matt Merkler's application and site plan for an addition to an accessory building and recommended approval of the addition. There was discussion.

**MOTION** by Berry, seconded by Gierman to grant approval to Matt Merkler to build an addition to an existing accessory building on property zoned AG Agricultural and located at 3611 Imlay City Road. A vote was taken. Ayes: All. Nays: None. Absent: Two (Fackler and Szerlag). **MOTION CARRIED.**

4. **Proposed Amendment to Section 4.52 of the Attica Township Zoning Ordinance:** Planner Birchler distributed a proposed amendment to section 4.52 of the zoning ordinance regarding new antenna colocation. Planner Birchler suggested the local ordinance be amended to allow for a fourteen day time frame for administrative review. There was discussion.

**MOTION** by Madeline, seconded by Berry set a Public Hearing to amend Section 4.52 of the Attica Township Zoning Ordinance for the December 4<sup>th</sup> Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: Two (Fackler and Szerlag). **MOTION CARRIED.**

**COMMUNICATIONS AND SECRETARY REPORT:**

- a) November's Planning Commission meeting falls on Thanksgiving and was rescheduled for December 4<sup>th</sup>.
- b) Chairman Penzien asked about the dumpsters of tires behind Jim's Tires. Attorney Gildner suggested sending an Attica officer to the site to remind the owners that old tires should not be kept on the premises.
- c) Commissioner Stockwell asked what was going on at Starr's gravel pit. Supervisor Ochadleus will be contacted to find out.

**PUBLIC TIME:** None.

**ATTORNEY REPORT & CONSULTANTS REPORT:** None.

There being no further business before the Planning Commission, **MOTION** by Berry, seconded by Stockwell to adjourn the meeting at 7:55 p.m. A vote was taken. Ayes: All. Nays: None. Absent: Two (Fackler and Szerlag). **MOTION CARRIED.**

---

Bud Fackler, Secretary of the  
Attica Township Planning Commission

---

Valerie Schultz, Recording Secretary