

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION

December 21, 2017

At a regular meeting of the Attica Township Planning Commission held on the 21st day of December, 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, Geri Berry, Bob Stockwell, Mark Ochadleus and Maureen Lemons. ABSENT: Kent Gierman. ALSO PRESENT: Planner Caitlyn McGoldrick, Attorney Mike Gildner, Engineer Mike Carpenter and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the November 30, 2017 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Stockwell to approve the November 30, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One (Gierman). **MOTION CARRIED.**

PUBLIC HEARING:

1. **Public Hearing to receive comments on the Dollar General Site Plan:**

Chairman Penzien opened the Public Hearing to receive comments of the Dollar General Site Plan at 7 p.m. Resident Tracy Sparks of 4436 Imlay City Road stated that he lives near the proposed Dollar General and opposes the approval of the Dollar General Site Plan. Mr. Sparks went on to state that things have been approved previously which have affected the value of his property. There being no further comments Chairman Penzien closed the Public Hearing at 7:02 p.m.

OLD BUSINESS:

1. **Motion to recommend the Township Board approve the Site Plan for Dollar General:**

Planner Cailyn McGoldrick reviewed the second Site Plan Review for the proposed Dollar General Retail Store.

Engineer Mike Carpenter reviewed the Site Plan and discussed the drainage

for the store and the requirements of the Lapeer County Road Commission.

MOTION by Lemons, seconded by Ochadleus to recommend the Attica Township Board approve the Site Plan for Zarema Group (developer for Dollar General Retail Store) contingent upon the approval of all variance requests by the Zoning Board of Appeals, approval of report from the fire chief regarding the fire lane, the sign moved out of the clear vision triangle and the Lapeer County Road Commission's approval of the driveway and drainage. A vote was taken. Ayes: All. Nays: None. Absent: One (Gierman). **MOTION CARRIED.**

2. **Discuss Commercial Wind Farms:**

Attorney Gildner asked for guidance from the Planning Commission as to what they desire in a wind farm ordinance. Planner McGoldrick discussed a comparative table she created showing wind ordinances of other townships. Environmental impact was discussed. Supervisor Ochadleus informed the Planning Commission that the Township Board wants the Planning Commission to go forward with creating a wind farm ordinance. It was decided that a subcommittee consisting of Planning Commission members Maureen Lemons, Mark Ochadelus and Dave Penzien will meet and discuss the wind farm ordinance and report back to the Planning Commission.

3. **Discuss Nonconforming Structures and Lots:**

Planning Commission Secretary Lemons requested the Township's new planner, Rowe Professional Services, look at the ordinance regarding nonconforming structures and lots and give their opinion. Supervisor Ochadleus stated that the ordinance needs clear definitions that residents can understand. There was discussion. Planner McGoldrick will have something for the January or February Planning Commission meeting.

NEW BUSINESS:

1. **Review and set Public Hearing for Revised Site Plan and Special Land Use for Total Marine Technologies:**

Planner McGoldrick summarized her review of the revised Site Plan and Special Use for Total Marine Technologies and indicated that a location map, scale drawing, protective walls or screening, information on neighborhood buildings, landscaping plan and loading and unloading plans were not included in the Site Plan. Planning Commission Secretary Lemons will contact Mr. Naughton regarding the missing information.

MOTION by Lemons, seconded by Ochadleus to set a Public Hearing for January 25, 2018, for a revised Site Plan and revised Special Land Use for Total Marine Technologies. A vote was taken. Ayes: All. Nays: None. Absent: One (Gierman). **MOTION CARRIED.**

SECRETARY'S REPORT: Secretary Lemons distributed the 2018 schedule of Planning Commission meetings.

PLANNER'S REPORT: Planner McGoldrick stated that she was happy to be welcomed aboard.

PUBLIC TIME:

- a) Israel Ferret questioned the township's revision of his Special Land Use. Attorney Gildner informed Mr. Ferret that the township authorized him to file suit to enforce the conditions of his Special Land Use that were not followed and that a hearing is scheduled for January 11, 2018. Attorney Gildner told Mr. Ferret that he will meet with him after the Planning Commission meeting. Supervisor Ochadleus informed Mr. Ferret that he needs to sign the revised Special Land use and deposit \$50,000.00 cash bond for his Special Land Use to be valid.
- b) Resident Mary Tullio of 4142 Belle River Road inquired about Owen's Tree Service new location and stated that the State of Michigan considers the growing of trees agricultural but the making of mulch is industrial. Ms. Tullio went on to state that everything she has witnessed Owen's Tree Service doing is industrial. Ms. Tullio stated that the wood chipping noise will be terrible and it will be unfair to residents to have an industrial company in a residential area. Ms. Tullio requested a review before allowing Owen's Tree Service to operate in a residential area. Attorney Gildner will look into this matter.

ATTORNEY REPORT: Attorney Gildner stated that he is looking forward to working with the township's new planners at Rowe.

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: None. **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Planning Commission4b4h

Valerie Schultz, Recording Secretary