

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
January 25, 2018

At a regular meeting of the Attica Township Planning Commission held on the 25<sup>th</sup> day of January, 2018, 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, Kent Gierman and Maureen Lemons. ABSENT: Three (Geri Berry, Mark Ochadleus and Bob Stockwell).None. ALSO PRESENT: Planner Caitlyn McGoldrick, Attorney Chris Stritmatter and the public per the attached sheet.

**ELECTION of OFFICERS:** Chairman, Vice-Chairman and Secretary.

**MOTION** by Lemons, seconded by Gierman to nominate Dave Penzien as Chairperson of the Attica Township Planning Commission for the year 2018; and **MOVED** further by Lemons, seconded by Gierman that the nominations be closed and a unanimous ballot be cast. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

**MOTION** by Lemons, seconded by Gierman to nominate Kent Gierman as Vice-Chairperson of the Attica Township Planning Commission for the year 2018; and **MOVED** further by Lemons, seconded by Madeline that the nominations be closed and a unanimous ballot be cast. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

**MOTION** by Gierman, seconded by Penzien to nominate Maureen Lemons as Secretary of the Attica Township Planning Commission for the year 2018; and **MOVED** further by Gierman, seconded by Madeline that the nominations be closed and a unanimous ballot be cast. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

**REVIEW MINUTES:**

The Board having reviewed the minutes of the December 21, 2017 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Lemons, seconded by Madeline to approve the December 21, 2017 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

**PUBLIC HEARING:**

1. **Public Hearing to receive comments on the revised Site Plan for Total Marine Technologies:**

Chairman Penzien opened the Public Hearing to receive comments on the revised Site Plan for Total Marine Technologies at 7:05 p.m. Resident Tracy Sparks of 4436 Imlay City Road stated that he has no issue with boat storage on the property but he does have an issue with inadequate screening. Chairman Penzien closed the Public Hearing at 7:10 p.m.

**OLD BUSINESS:**

1. **Discussion and Motion for the Revised Site Plan for Total Marine Technologies:**

**MOTION** by Lemons, seconded by Gierman to table a decision to recommend the Attica Township Board approve the Site Plan of Total Marine Technologies to give the applicant the opportunity to provide information on the height, amount and spacing of evergreens to verify compliance with section 5.6 of the zoning ordinance. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

**MOTION** by Gierman, seconded by Madeline to recommend the Attica Township Board pull their authorization allowing Total Marine Technologies to store boats at 4452 Imlay City Road if a revised site plan isn't provided within thirty days. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

2. **Discuss and Motion for Non-conforming structures:**

Planner McGoldrick reviewed the draft of the zoning ordinance amendment regarding nonconforming structures she prepared. The Planning Commission, Supervisor Ochadleus, Planner McGoldrick and Attorney Stritmatter had lengthy discussion regarding the interpretation of non-conforming structures.

**MOTION** by Lemons, seconded by Gierman to table the draft amendment for Section 7.13 in the Zoning Ordinance until the February Planning Commission meeting to provide further clarification. A vote was taken. Ayes: All. Nays: None. Absent: Three (Berry, Ochadleus and Stockwell). **MOTION CARRIED.**

3. **Discuss Wind Subcommittee Findings:**

Secretary Lemons discussed the findings of the Planning Commission Wind Subcommittee. Planner McGoldrick discussed items to consider when writing the ordinance. There was lengthy discussion. Planner McGoldrick will work on the draft and bring it to the February Planning Commission meeting.

**NEW BUSINESS:** None.

**SECRETARY'S REPORT:**

Secretary Lemons reported:

- a) She prepared the Planning Commission annual report and included it in the Planning Commissioner's packets.
- b) She sent a letter to Jim Morris (owner of Jim's Used Tires) regarding the dumpsters on his property which are not on the site plan. Mr. Morris is going to come before the Planning Commission with a revised site plan.

**PLANNER'S REPORT:** None.

**PUBLIC TIME:**

- 1) Resident Tracy Sparks asked for clarification on the time frame for Total Marine Technologies to submit a revised Site Plan.
- 2) Planning Commission Vice-Chairperson asked for an update on the status of the 1200 Lake George, LLC mining operation.
- 3) Planning Commission Chairperson Penzine asked where Owen Tree Service is moving their operation to.

**ATTORNEY REPORT:** None.

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

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Maureen Lemons,  
Planning Commission Secretary

Valerie Schultz, Recording Secretary