

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
February 22, 2018

At a regular meeting of the Attica Township Planning Commission held on the 22nd day of February, 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, Mark Ochadleus, Kent Gierman and Maureen Lemons. ABSENT: Two (Geri Berry and Bob Stockwell). ALSO PRESENT: Planner Caitlyn McGoldrick, Attorney Chris Stritmatter and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the January 25, 2018 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Gierman, seconded by Lemons to approve the January 25, 2018 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

PUBLIC HEARING: None.

OLD BUSINESS:

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

Planner McGoldrick reviewed her second review of Total Marine Technologies' Site Plan. Greenbelt buffering and adequate drainage were discussed.

MOTION by Ochadleus, seconded by Gierman

to postpone recommending the Attica Township Board approve the revised Site Plan of Total Marine Technologies until the March Planning Commission meeting to allow time to revise the site plan to include a greenbelt along the south side of the property. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell).

MOTION CARRIED.

2. **Discuss Non-conforming Structures:**

Secretary Lemons reported that she met with Supervisor Ochadleus and Co Planning and Zoning Coordinator Schultz to discuss non-conforming structures and a decision was made to leave the ordinance as it is and act on non-conforming issues on a case by case basis.

MOTION by Lemons, seconded by Ochadleus to table indefinitely cease activity drafting an amendment to section 7.13 (non-conforming structures) of the zoning ordinance. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

3. **Discuss Wind Ordinance:**

Chairman Penzien stated that he observed wind farms and that he had to actively listen to hear the wind turbine. Setbacks, fall zones and land owner rights were discussed. Supervisor Ochadleus stated that he spoke with a representative from DTE at the MTA meeting and she stated that she is willing to host officials to discuss wind farms. Attorney Stritmatter will work on a draft of the wind turbine ordinance for the next meeting.

NEW BUSINESS:

Supervisor Ochadleus discussed hobby farms and the right to farm and the need for more definition in the ordinance. Planner McGoldrick will work on cleaning up the ordinance.

SECRETARY'S REPORT:

Secretary Lemons reported that the April meeting date conflicts with the MTA Conference so the meeting will be changed to the 19th or cancelled if there isn't anything on the agenda.

PLANNER'S REPORT: None.

PUBLIC TIME: None.

ATTORNEY REPORT: Attorney Stritmatter stated he will have the wind turbine ordinance draft ready for the next meeting and will look at hobby farms in the ordinance.

There being no further business before the Planning Commission, **MOTION** by

Gierman seconded by Ochadleus to adjourn the meeting at 7:30 p.m. A vote was taken.
Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Planning Commission

Valerie Schultz, Recording Secretary