

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION

April 19, 2018

At a regular meeting of the Attica Township Planning Commission held on the 19<sup>th</sup> day of April, 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, Geri Berry and Maureen Lemons. ABSENT: One (Bob Stockwell). ALSO PRESENT: Planner Caitlyn McGoldrick, Attorney Mike Gildner and the public per the attached sheet.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the March 22, 2018 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry, seconded by Gierman to approve the March 22, 2018 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

**PUBLIC HEARING:** None.

**OLD BUSINESS:**

1. **Discussion Wind Ordinance:**

Planner McGoldrick discussed changes on pages 5 (definitions) and 12 (regarding screening) of the wind ordinance draft and made recommendations. Non-participating lease agreements and green belts were discussed. Attorney Gildner discussed exclusionary zoning and the need to avoid it. There was lengthy discussion. Attorney Gildner will have the discussed changes ready for May's Planning Commission meeting.

**NEW BUSINESS:**

1. **Size Changes to Accessory Buildings:**

Planning Commission Secretary Lemons informed the Planning Commission that Supervisor Ochadleus, Co-Planning Administrator Schultz and herself met to discuss potential size changes to the accessory building ordinance. Changing the maximum size of accessory buildings from 2,200

square feet to 2,400 square feet with maximum 14 foot side walls and maximum 10/12 roof pitch was discussed.

**MOTION** by Lemons, seconded by Berry to hold a Public Hearing at the May 24, 2018 Planning Commission meeting to amend section 5.1 of the accessory building ordinance. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

2. **Zoning for Vacation Rental Properties:**

Planning Secretary Lemons stated that she received a call from a person interested in opening a vacation rental home (i.e. Airbnb) on Elk Lake. Special Land Use in a residential district, well and septic issues at vacation rentals, character of neighborhood, intrusion, overcrowding and parking issues were discussed.

**MOTION** by Lemons, seconded by Ochadleus to initiate a text amendment for new use of vacation rental properties. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

**PUBLIC TIME:**

Resident Chuck Gravilla stated that he owns commercial property at 243 Lake Pleasant Road and would like to use the property for staging a mobile pizza trailer. Attorney Gildner informed Mr. Gravilla that he needed to receive guidance on this matter from the zoning administrators.

**SECRETARY'S REPORT:** None.

**PLANNER'S REPORT:** None.

**ATTORNEY REPORT:** None.

**ADJOURNMENT:**

There being no further business before the Planning Commission, **MOTION** by Berry, seconded by Ochadleus to adjourn the meeting at 7:31 p.m. A vote was taken. Ayes: All. Nays: None. Absent: One (Stockwell). **MOTION CARRIED.**

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Maureen Lemons, Secretary of the

Valerie Schultz, Recording Secretary

Planning Commission