

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
May 24, 2018

At a regular meeting of the Attica Township Planning Commission held on the 24th day of May, 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, Bob Stockwell and Maureen Lemons. ABSENT: None. ALSO PRESENT: Planner Caitlyn Habben, Attorney Chris Stritmatter and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the April 19, 2018 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Gierman to approve the April 19, 2018 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC HEARING: Public Hearing to Amend section 5.1 of the Accessory Building Ordinance:

Chairman Penzien opened the public hearing at 7:01 p.m. Supervisor Ochadleus explained the proposed change to the accessory building ordinance from 2,200 to 2,400 square feet maximum and a maximum 10/12 roof pitch. Chairman Penzien closed the Public Hearing at 7:02 p.m.

OLD BUSINESS:

1. **Motion to Amend Section 5.1 of the Accessory Building Ordinance:**

Planner McGoldrick reviewed the proposed changes to the accessory building ordinance.

MOTION by Lemons, seconded by Ochadleus to recommend to the Attica Township Board the amendment of Section 5.1 pertaining to accessory buildings of the Zoning Ordinance as attached. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

2. **Review Draft of the Wind Ordinance and Set Public Hearing:**

Attorney Stritmatter and Planner Habben reviewed the proposed wind ordinance.

MOTION by Berry, seconded by Ochadleus to set a Public Hearing to amend the ordinance to regulate commercial and small scale wind energy conversion systems for the June 28, 2018 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

3. **Discuss Vacation Rental Homes:**

Planner Habben reviewed information she provided regarding items to include in a short-term rental ordinance. Square footage, parking, signage, length of rental, inspections, local contact /representative requirement, lot size requirements.

Supervisor Ochadleus explained that there was a potential sale on a house on Elk Lake with the potential owners planning on using it for a vacation rental.

Attorney Stritmatter explained that there are many ways to regulate vacation rentals with licensure being an option. There was discussion.

NEW BUSINESS: None.

SECRETARY'S REPORT:

Secretary Lemons reported:

- a) Receiving many blight calls.
- b) Waiting for Jim's Recycling revised site plan. Fire Chief Warford reported that someone is living above the tire shop.
- c) Waiting for Randy Owen's site plan.

PLANNER'S REPORT: None

PUBLIC TIME: None.

ATTORNEY REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Stockwell to adjourn the meeting at 7:30 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Maureen Lemons, Secretary of the
Planning Commission

Valerie Schultz, Recording Secretary