

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
July 26, 2018

At a regular meeting of the Attica Township Planning Commission held on the 26th day of July, 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, Maureen Lemons and Bob Stockwell. ABSENT: None. ALSO PRESENT: Planner Caitlyn Habben, Attorney Mike Gildner and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the June 28, 2018 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry, seconded by Gierman to approve the June 28, 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 the Attica Township Zoning Ordinance to add Section 4.64 Short Term Rentals and to add Local Agent and Short Term Rental under Article 2.2 Definitions. Chairman Penzien opened the public hearing at 7:01 p.m. Chairman Penzien closed the Public Hearing at 7:02 p.m.

OLD BUSINESS:

1. **Motion to recommend the Attica Township Board amend the zoning ordinance to regulate short term lakefront vacation rental property:**

Planner Habben informed the Planning Commission that the current draft of the zoning ordinance is to regulate short term vacation rental property and is not limited to lakefront vacation rental property. Planner Habben reviewed the draft of the ordinance. Resident Mary Tullio asked about the fees for this type of use. There was discussion.

MOTION by Lemons, seconded by Berry to recommend to the Attica Township Board the amendment of the Attica Township Zoning Ordinance to add Section 4.64 Short Term Rentals and to add Local Agent and Short Term Rental under Article 2.2 Definitions and to include revisions to section 3.1. as attached. A vote was taken. Ayes: All.

Nays: None. Absent: None. **MOTION CARRIED.**

2. **Change the Definitions of buildings to exclude travel trailers on vacant property:**

Planner Habben discussed three options for addressing travel trailers and tents on vacant property. There was lengthy discussion.

NEW BUSINESS:

1. **Discussion Regarding Israel Ferrett's Special Land Use at 1200 Lake George Road, LLC:**

Attorney Gildner updated the Planning Commission on Israel Ferrett's Special Land Use for 1200 Lake George Road, LLC. Attorney Gildner received a letter from Israel Ferret's attorney stating that Mr. Ferrett's rights are being violated. Mr. Ferrett's attorney also called Attorney Gildner and informed him that Mr. Ferrett wants the conditions on his Special Land Use tweaked. Attorney Gildner requested, per Mr. Ferrett and his attorney's request, that a Public Hearing be scheduled for the August Planning Commission meeting.

MOTION by Berry, seconded by Stockwell to set a Public Hearing for the August 23, 2018 Planning Commission meeting to hear the requested revisions of the Special Land Use for 1200 Lake George Road, LLC. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

COMMUNICATIONS AND SECRETARY'S REPORT: Planning Secretary Lemons reported:

- a) A resident called to complain that two people have been living in a camper on vacant property for over a year.
- b) Many calls regarding blight in the township.
- c) Jim's Tire's has never responded to a letter regarding violation of his Special Land Use.

PLANNER'S REPORT: Planner Habben informed the Planning Commission that Rowe has hired two new planners that the Planning Commission may see at meetings job shadowing or as back up for herself.

PUBLIC TIME: Resident, Mary Tullio, asked what the hall route is for Owen Tree Service and who paid for the Owen Tree Service pre-application meeting.

ATTORNEY REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Berry to adjourn the meeting at 7:42 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