

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION

March 28, 2019

At a regular meeting of the Attica Township Planning Commission held on the 28<sup>th</sup> day of March, 2019, 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, Mark Ochadleus and Maureen Lemons. ABSENT: Robert Stockwell and Geri Berry. ALSO PRESENT: Planner Caitlyn Habben and Attorney Mike Gildner and the public per the attached sheet.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the February 28, 2019 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Gierman, seconded by Ochadleus to approve the February 28, 2019 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

**PUBLIC HEARING:** TKM Wholesales

Chairman Penzien opened the Public Hearing for TKM Wholesales at 7:01 p.m. and there being no comments from the public closed the Public Hearing at 7:01 p.m.

**OLD BUSINESS:**

1. Discussion and Motion to Recommend Approval of the Special Land Use for TKM Wholesales:

Planner Habben reviewed the Special Land Use Checklist (General Standards for Approval) for TKM Wholesales. There was discussion

**MOTION** by Lemons, seconded by Ochadleus to recommend to the Attica Township Board the approval of TKM Wholesales Special Land Use, as requested by Kyle Manske, located at 5497 Attica Road, (Parcel I.D. #44-003-012-037-00) for a Class W Automotive Wholesale with the

following conditions:

1. There will be no employees other than the homeowners.
2. There will be no storage of wholesale vehicles allowed on the property.
3. There will be no vehicles or second hand vehicle parts, or automotive recycling allowed on the property.

A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

**NEW BUSINESS:**

1. Review Special Land Use Application for Owen Tree Service and set Public Hearing:

Planner Habben reviewed the Special Land Use application for Owen Tree Service. Zoning compliance issues were discussed. Planner Habben distributed a copy of an email from Randy Owen addressing items that needed to be addressed on the Site Plan.

Attorney Tim Denney, representing Owen Tree Service, discussed the Site Plan for Owen Tree Service. Attorney Denney addressed concerns regarding noise levels at the site and encouraged the Planning Commission members to visit the site to witness the noise levels. Attorney Denney went on to state that Randy Owen is doing his best to be a good neighbor and that the scheduling of a Public Hearing would be appreciated.

Land Surveyor Rick Duthler addressed lighting and drainage on the Site Plan and indicated that he does not anticipate and water problems for neighbors.

**MOTION** by Lemons, seconded by Ochadleus to set a Public Hearing for a Special Land Use request for Owen Tree Service for April 25, 2019. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

**PUBLIC TIME:** Two residents commented on the Owen Tree Service Special Land Use request.

**COMMUNICATIONS AND SECRETARY'S REPORT:** None,

**PLANNER'S REPORT:** Planner Habben distributed information regarding a continuing education class Rowe Engineering is holding on April 23<sup>rd</sup>.

**ATTORNEY REPORT:** None.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Ochadleus to adjourn the meeting at 7:35 pp.m. A vote was taken. Ayes: All. Nays: None. Absent: Two (Berry and Stockwell). **MOTION CARRIED.**

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Maureen Lemons, Secretary of the  
Planning Commission

Valerie Schultz, Recording Secretary