

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION

July 25, 2019

At a regular meeting of the Attica Township Planning Commission held on the 25th day of July, 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, Geri Berry, Robert Stockwell and Cara Capizzo. ABSENT: None. ALSO PRESENT: Planner Caitlyn Habben and Attorney Chris Stritmatter and the public per the attached sheet.

REVIEW MINUTES:

The Board having reviewed the minutes of the June 27, 2019 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

MOTION by Berry seconded by Gierman to approve the June 27, 2019 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC HEARING: None

OLD BUSINESS:

1. Changes to Performance Standards, Section 5.5.6, to noise standards:

Planner Habben reviewed the draft of the change to Section 5.5.6 Performance Standards regarding noise and explained that it links the Police Powers Noise Ordinance and the Attica Township Zoning Ordinance. There was discussion.

MOTION by Gierman seconded by Ochadleus to set a Public Hearing to amend the Zoning Ordinance Performance Standards, Section 5.5.6, noise ordinance, as attached, for the August 22, 2019 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

2. Changes to Accessory Buildings, Section 5.1.9 and 5.1.0 to regulate the use of shipping containers:

Planner Habben reviewed the draft amendment regarding shipping containers and plastic covered framed tents. There was discussion.

MOTION by Gierman seconded by Ochadleus to change the minimum lot size from 6 acres to 5 acres, in the draft amendment to add Section 5.1.9 and 5.1.10, to the Zoning Ordinance. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

MOTION by Gierman seconded by Ochadleus to set a Public Hearing to amend the Zoning Ordinance to add Section 5.1.9 and 5.1.10, as attached (with minimum lot size changed from 6 acres to 5 acres), to the Accessory Buildings portion of the Zoning Ordinance in order to regulate the use of shipping containers and tent pole barns for the August 22, 2019 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

3. Changes to Section 6.1(F), Site Plan Review, and 6.2 Special Land Use, adding a timeframe for appeal:

Planner Habben reviewed the draft changes to article 6.2 Special Land Use.

MOTION by Berry seconded by Cappizo to set a Public Hearing to amend the Zoning Ordinance Section 6.1, Site Plan Review, under subsection 6.1(F), attached, and to amend Section 6.2 Special Land Use Approval, adding an additional statement stating that a the decision to deny a Special Land Use may be appealed to the Zoning Board of Appeals within thirty (30) days of the Township Board's decision, attached, for the August 22, 2019 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

4. Changes to Commercial Operations of WECS (C-WECS), Section 4.64, replacing statements granting power to the Planning Commission to be granted to the Township Board:

Planner Habben reviewed the draft changes to Commercial Operations of WECS (C-WECS), Section 4.64.

MOTION by Berry seconded by Stockwell to set a Public Hearing to amend the Zoning Ordinance Section 4.64 Commercial Operations of WECS (C-WECS) to replace all statements that grant power to the Planning Commission to

be granted to the Attica Township Board, as attached, for the August 22, 2019 Planning Commission meeting. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

NEW BUSINESS:

1. Request by Alex Lengemann, 5705 Reynolds Road, to place an accessory building in the front yard:

Zoning administrator Lemons explained that Mr. Lengemann was approved by the Planning Commission to build an accessory building in the front yard in 2016 but the building was not built. Assessor Gottschalk noted at that time that the terrain in the back of the home was not conducive to building an accessory building. There was discussion.

MOTION by Berry seconded by Cappizo to approve Alex Lengemann's request to build an accessory building in the front yard of his property, located at 5205 Reynolds Road (Parcel I.D. #44-003-024-011-10), due to the fact that the terrain limits the placement of the accessory building. The building will not be seen from the road and will not be intrusive to the neighbors. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

PUBLIC TIME: None.

COMMUNICATIONS AND SECRETARY'S REPORT: Planning Administrator Lemons stated that she will be talking to Mary Starr, of Starr Aggregates, regarding an updated site plan. There will be a meeting with the Starrs, the engineer, planner, township supervisor and zoning administrators to discuss Starr's site plan.

PLANNER'S REPORT: None.

ATTORNEY REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Gierman seconded by Cappizo to adjourn the meeting at 7:24 p.m. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

Mark Ochadleus
Planning Commission Secretary

Valerie Schultz, Recording Secretary