

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
August 22, 2019

At a regular meeting of the Attica Township Planning Commission held on the 22<sup>nd</sup> day of August, 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 July 25, 2019 regular Planning Commission meeting minutes and there being no corrections, additions or deletions:

**MOTION** by Berry seconded by Stockwell to approve the July 25, 2019 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**PUBLIC HEARINGS:**

1. Changes to Performance Standards, Section 5.5.6 to noise standards. Chairman Penzien opened the Public Hearing at 7:01 p.m., there being no comments the Public Hearing was closed at 7:02 p.m.
2. Changes to Accessory Buildings, Sections 5.1.9 and 5.1.10 to regulate the use of shipping containers. Chairman Penzien opened the Public Hearing at 7:02 p.m., there being no comments the Public Hearing was closed at 7:03 p.m.
3. Changes to Section 6.1 (F), Site Plan Review, and 6.2, Special Land Use, adding a timeframe for appeal. Chairman Penzien opened the Public Hearing at 7:03 p.m., there being no comments the Public Hearing was closed at 7:04 p.m.
4. Changes to Commercial WECS, Section 4.64, replacing statements granting power to the Planning Commission to be granted to the Township Board. Chairman Penzien opened the Public Hearing at 7:04 p.m., there being no comments the Public Hearing was closed at 7:04 p.m.

**OLD BUSINESS:**

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

**MOTION** Stockwell by seconded by Capizzo to recommend the Township Board amend the Zoning Ordinance Performance Standards, Section 5.5.6, noise ordinance, as attached. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

2. Changes to Accessory Buildings, Sections 5.1.9 and 5.1.10 to regulate the use of shipping containers:

**MOTION** by Berry seconded by Gierman to recommend the Township Board amend the Zoning Ordinance to add Section 5.1.9 and 5.1.10, as attached, to the Accessory Buildings portion of the Zoning Ordinance in order to regulate the use of shipping containers and tent pole barns. 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:

**MOTION** by Capizzo seconded by Berry to recommend the Township Board amend the Zoning Ordinance Section 6.1, Site Plan Review, under subsection 6.1(F), as attached, and to amend Section 6.2 Special Land Use Approval, as attached, adding an additional statement stating that a 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. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

4. Changes to Commercial WECS, Section 4.64, replacing statements granting power to the Planning Commission to be granted to the Township Board:

**MOTION** by Berry seconded by Capizzo to recommend the Township Board amend the Zoning Ordinance Section 4.64 Commercial Operations of WECS (C-WECS), as attached, to replace all statements that grant power to the Planning Commission to be granted to the Attica Township Board. A vote was taken. Ayes: All. Nays:

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

**NEW BUSINESS:**

1. Discuss changes to the wording of 4.29.1 Agribusiness Uses:

Planner Habben read 4.29.1 of the zoning ordinance and asked for direction from the Planning Commission regarding changes to the ordinance. Supervisor Ochadleus stated that he met with Road Commission Engineer, Destain Gingell, regarding road classifications. Planner Habben informed the Planning Commission that AG businesses are only allowed in the AG district, which is a majority of the township, and to keep in mind that by striking 4.29.1 all roads will be open to AG business.

**MOTION** by Madeline seconded by Stockwell to initiate a text amendment to Section 4.29.1 of the Attica Township 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 for September 26, 2019 to amend Section 4.29.1 of the Attica Township Zoning Ordinance. A vote was taken. Ayes: All. Nays: None. Absent: None. **MOTION CARRIED.**

**PUBLIC TIME:** None.

**ZONING ADMINISTRATOR REPORT:** Planning Administrator Lemons reported:

- a) Supervisor Ochadleus and Rowe Engineer Mike Carpenter visited Starr mining on Newark Road and they were impressed with what they've accomplished.
- b) Supervisor Ochadleus updated the Planning Commission on the history of the Starr Mining operation.

**PLANNER REPORT:** None.

**ATTORNEY REPORT:** None.

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

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Mark Ochadleus, Planning Commission  
Secretary

Valerie Schultz, Recording Secretary