

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
APRIL 27, 2023

At a regular meeting of the Attica Township Planning Commission held on the 27<sup>th</sup> day of April, 2023 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Penzien at 7:19 p.m. The following members were PRESENT: Geri Berry, Kent Gierman, Nancy Herpolsheimer, Mark Ochadleus and Dave Penzien. ABSENT: Two (Cara Capizzo and Mary Tullio). ALSO, PRESENT: Attorney Gildner, Planner Hritcu and the public per the attached sheet.

**REVIEW MINUTES:**

The Board having reviewed the minutes of the March 23, 2023 regular Planning Commission meeting minutes and there being no corrections, additions, or deletions:

**MOTION** by Berry, seconded by Herpolsheimer to approve the March 23, 2023 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Capizzo and Tullio). **MOTION CARRIED.**

**PUBLIC HEARING:**

Chairman Penzien opened the Public Hearing for the Lapeer Group, LLC., on the proposed rezoning from AG Agricultural District to B-2 General Business on vacant land at the NE corner of S. Lake Pleasant Road and Newark Road, Township of Attica, parcel ID #44-003-022-025-00 at 7:20 p.m.

George Kostopoulos, representing applicant Lapeer Group, LLC, stated that the reason for the rezoning request is to receive maximum value if the property was put up for sale. He stated that a commercial realtor informed him that the property would be worth significantly more if it was zoned B-2 and went on to state that the rezoning would be consistent with Attica Township's Master Plan.

Members of the Public asked questioned and gave their views. Chairman Penzien stated a letter from Carla Zuhlke, of 2112 South Lake Pleasant Road, Attica, was received stating her opposition to the rezoning.

After questions from the Planning Commission, and input from residents expressing their concerns, Chairman Penzien closed the Public Hearing at 7:40 p.m.

**OLD BUSINESS:**

1. None.

**NEW BUSINESS:**

1. Lapeer Group, LLC., request for rezoning from AG Agricultural to B-2 General Business.

There was discussion among the Planning Commission members, Planner Hritcu and Attorney Gildner.

MOTION by Penzien, seconded by Gierman to deny the request of the Lapeer Group, LLC., to rezone from AG Agricultural District to B-2 General Business, vacant land at the NE corner of S. Lake Pleasant Road and Newark Road, Township of Attica, parcel ID #44-003-022-025-00 for the following reasons:

- The property is located within a 1978 MIRIS Wetlands as well as a 2005 National Wetland.
- The applicant has not shown that they cannot receive reasonable return on investment through development of the property in the current AG Agricultural zoning district.
- The permitted uses in a B-2 zoning district are high intensity commercial uses that would be uncharacteristic of the area due to the surrounding land uses being lower intensity residential areas or vacant land.
- The property is located along two primary roads that cannot handle the extra traffic a commercial use of the property would create.

A roll call vote was taken. Herpolsheimer: Aye; Gierman: Aye; O Chadleus: Aye; Penzien: Aye; Aye and Berry: Aye. Ayes: All; Nays: None. Absent: Two (Tullio and Capizzo). MOTION CARRIED.

**PUBLIC TIME:** None.

**COMMUNICATIONS AND ZONING ADMINISTRATION REPORT:** None.

**PLANNER'S REPORT:** None.

**ATTORNEY REPORT:** None.

There being no further business before the Planning Commission, **MOTION** by Berry seconded by Gierman to adjourn the meeting at 7:47 p.m. A vote was taken. Ayes: All. Nays: None. Absent: Two (Tullio and Capizzo). **MOTION CARRIED.**

---

Cara Capizzo, Secretary of the  
Planning Commission

---

Valerie Schultz, Recording  
Secretary, Planning Commission