

ATTICA TOWNSHIP
MINUTES OF THE
PLANNING COMMISSION
February 22, 2024

At a regular meeting of the Attica Township Planning Commission held on the 22nd day of February 2024 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Gierman at 7:00 p.m. The following members were PRESENT: Kent Gierman, Geri Berry, Nancy Herpolsheimer, Mark Ochadleus, Brian Rowley and Mary Tullio. ABSENT: One. (DeClark). ALSO, PRESENT: Planner Habben and the public per the attached sheet.

ACCEPT AGENDA:

MOTION by Berry, seconded by Herpolsheimer, to accept the agenda as presented. A vote was taken. Ayes: All. Nays: None. Absent: One. (DeClark). **MOTION CARRIED.**

REVIEW MINUTES:

The Board having reviewed the minutes of the January 25, 2024 regular Planning Commission meeting minutes and there being no corrections, additions, or deletions:

MOTION by Berry, seconded by Ochadleus to approve the January 25, 2024 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One. (DeClark). **MOTION CARRIED.**

PUBLIC HEARING:

Chairman Gierman opened the Public Hearing at 7:02 pm to consider a Special Land Use and Site Plan submitted by Amy Gilpin on behalf of Consumers Energy for a proposed Natural Gas Regulator Station to be located on Lake Pleasant Rd. south of the Lake Pleasant and Imlay City Rd. (Parcel # 003-009-001-00)

Planner Habben reviewed the Zoning Ordinance and Zoning compliance checklist with the Board.

Doug Scott with Rowe Professional Services Company discussed the Site Plan and Standards.

There was Board discussion.

After questions from the Planning Commission and requests for input from the public, without hearing any, Chairman Gierman closed the Public Hearing at 7:21 p.m.

OLD BUSINESS:

The ZBA approved the request of Amy Gilpin on behalf of Consumers Energy to consider three variances. The first was a variance to the Site Standard section 5.3.8 regarding the parking lot and surface material. The second and third variance was to the Site Standard section 5.10.1 Bi and Bii.

NEW BUSINESS:

1. Special Land Use – Consumers Energy

MOTION by Berry, seconded by Herpolsheimer to recommend approval to the Township Board for the requested land use for a public utility facility establishment located at 421 N. Lake Pleasant Rd Parcel #003-009-001-00 because the applicant meets all standards in Section 6.2.1 with the following conditions:

- The applicant will note all proposed landscaping as shown on the site plan is required and shall be maintained.
- Address all Wade Trim Inc. planning review comments.
- Received final site plan approval (Only needed if site plan approval is not being given tonight)

A roll call vote was taken. Ochadleus: Aye; Gierman: Aye; Thayer: Aye; Rowley: Aye; Berry: Aye; Herpolsheimer: Aye. Ayes: All. Nays: None. Absent: One. (DeClark) **MOTION CARRIED.**

2. Site Plan – Consumers Energy

MOTION by Herpolsheimer, seconded by Berry to recommend approval to the Township Board for the requested site plan for public utility facility establishment located at 421 N. Lake Pleasant Rd Parcel #003-009-001-00 because the applicant meets all standards in Section 6.1.2.C with the following conditions:

- Address all remaining Lapeer County Road Commission requirements and provide final approval documents to Attica Township.
- Address all outstanding Wade Trim Inc. planning review comments.

A roll call vote was taken. Ochadleus: Aye; Gierman: Aye; Herpolsheimer: Aye; Rowley: Aye; Berry: Aye; Thayer: Aye. Ayes: All. Nays: None. Absent: One. (DeClark) **MOTION CARRIED.**

After questions from the Planning Commission and requests for input from the public, without hearing any, Chairman Gierman closed the Public Hearing at 7:21 p.m.

PUBLIC TIME: None.

COMMUNICATIONS AND ZONING ADMINISTRATION REPORT: None.

PLANNER'S REPORT:

1. Planner Habben reviews Articles 1 and 9 of the update of the zoning ordinance.

ATTORNEY REPORT: None.

There being no further business before the Planning Commission, **MOTION** by Berry, seconded by Herpolsheimer to adjourn the meeting at 8:28 p.m. A vote was taken. Ayes: All. Nays: None. Absent: One. (DeClark) **MOTION CARRIED.**

Nancy Herpolsheimer,
Secretary, of the Planning Commission

Giovanna Raimondo,
Recording Secretary,
Planning Commission