

ATTICA TOWNSHIP
MINUTES OF THE
ZONING BOARD OF APPEALS
October 8, 2015

At a meeting of the Attica Township Zoning Board of Appeals held on the 8th day of October, 2015 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412, the following members were present: Kent Gierman, Carol Eisenhardt, William Winslow, Elaine Thayer and Richard Lacey. Absent: None. Also present: Attorney Gildner and the public per the attached sheet.

Chairman Gierman opened the meeting at 6:30 p.m. to consider the request of George Clark to exceed the maximum 2,200 square feet of allowable accessory buildings in the AG Agricultural district under Section 7.16 of the Attica Township Zoning Ordinance. The property in question is located at 2233 Equestrian Trail, Metamora, MI 48455.

Mr. Clark clarified that the *clearzoning* review of his application has the wrong square footage listed, the actual square foot of the accessory building is 2,184 with an additional 1,871 square footage of covered porches for a total of 4,055 square foot as opposed to the 3,744 square foot that *clearzoning* lists in their review. Mr. Clark went on to discuss his plans for the building and his property and stated that the porches will never be enclosed or used for storage and that because of the character of the building it will be an improvement to the neighborhood. There was lengthy discussion between Mr. Clark, the Zoning Board of Appeals and Attorney Gildner.

Maurizio Bollini, 4097 Carriage Hill Drive, of the Architectural Committee for Carriage Hills Estates expressed his support for the building of Mr. Clark's detached accessory building.

Attica Township Assessor Bob Gottschalk stated that he does not count covered porches in the square footage of an accessory building in his assessment of a building.

Resident Jason Arnott, 4142 Carriage Hill Drive, read a letter supporting the building of Mr. Clark's accessory building.

There was discussion.

MOTION by Eisenhardt, seconded by Winslow to grant the variance request of George Clark to build a 2,184 square foot detached accessory building with 1,871 square foot of covered porches in the AG Agricultural district, located at 2233 Equestrian Trail with the condition that the porches will never be used for storage or enclosed. The reason for the variance is that the building itself

does not exceed the 2,200 square foot limit, the building will not affect neighboring properties adversely and that the covered porches are needed to conform to the appearance aesthetics as required by the Carriage Hill Home Owners Association. A roll call vote was taken. Thayer: Aye; Winslow: Aye; Lacey: Nay; Eisenhardt: Aye and Gierman: Aye. Ayes: Four (4); Nays: One (1); Absent: None. **MOTION CARRIED.**

The Board having reviewed the last meeting minutes of September 10th, 2015 and there being no corrections, additions or deletions:

MOTION by Thayer, seconded by Winslow to approve the September 10th, 2015 Zoning Board of Appeal minutes as presented. A vote was taken. Ayes: All; Nays: None; Absent: None. **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Thayer, seconded by Eisenhardt to adjourn the meeting at 6:57 p.m. A vote was taken. Ayes: All; Nays: None. **MOTION CARRIED.**

Kent Gierman, Chairmam

Valerie Schultz, Recording Secretary