

ATTICA TOWNSHIP
MINUTES OF THE
ZONING BOARD OF APPEALS
November 29, 2018

At a meeting of the Attica Township Zoning Board of Appeals held on the 29th day of November, 2018 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412. The meeting was called to order at 6:33 p.m. by Chairman Gierman. The following members were present: Kent Gierman, Elaine Thayer, Carol Eisenhardt and Richard Lacey. Absent: Bill Winslow. Also present; Attorney Mike Gildner and the public per the sign in sheet attached.

PUBLIC HEARING:

Chairman Gierman opened the Public Hearing at 6:34 p.m. to consider the request of Paul Pelto and Bethany Pelto for a variance from the zoning ordinance to build an addition onto their home which does not meet the required setbacks in the R-1 Residential District. The property is located at 131 Sunset Hills Drive, Attica, MI 48412. (Parcel ID #44-003-010-033-00)

Chairman Gierman read a letter from the Peltos addressed to the Zoning Board of Appeals. The letter explained their reasons for the variance request. There was discussion.

Supervisor Ochadleus explained that the addition will continue the non-conformity that already exists.

Neighbors of the Peltos voiced their support of the addition to the Pelto home.

Attorney Gildner explained to the Zoning Board that they do have the power to grant the variance under the right circumstances and went on to review the 10 factors to consider under the zoning ordinance. There was discussion.

Chairman Gierman closed the Public Hearing at 6:47 p.m.

VARIANCE REQUEST MOTION:

The Zoning Board of Appeals member discussed the request and their desire to see plans of the interior of the addition.

MOTION by Eisenhardt, seconded by Gierman to grant the request of Paul Pelto and Bethany Pelto of 131 Sunset Hills Drive, Attica, MI 48412 (44-003-010-033-00) for a zoning variance to the minimum side yard setback in the R-1 Residential District. The variance is granted due to the narrow lot, health issues of the applicant as well as the fact that there is plenty of room on the lot to expand the home without causing issues for the neighbors. This is a one story addition without a basement. A roll call vote was taken. Thayer: Nay, Eisenhardt: Aye; Lacey: Nay and Gierman: Aye.

Ayes: Two (Eisenhardt and Gierman); Nays: Two (Lacey and Thayer). Absent: One (Winslow). **MOTION FAILED.**

MOTION by Thayer, seconded by Lacey to reconvene the meeting on January 10, 2019 at 6:30 p.m. to have a full Zoning Board present. A vote was taken. Ayes: All; Nays: None. Absent: One. **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Eisenhardt, seconded by Lacey to adjourn the meeting at 7:20 p.m. A vote was taken. Ayes: All; Nays: None. **MOTION CARRIED.**

Kent Gierman, Chairman

Valerie Schultz, Recording Secretary