

ATTICA TOWNSHIP  
MINUTES OF THE  
ZONING BOARD OF APPEALS  
JANUARY 13, 2022

At a meeting of the Attica Township Zoning Board of Appeals held on the 13<sup>th</sup> day of January, 2022 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412. Chairman Kent Gierman opened the meeting at 6:02 p.m. The following members were present: Patty Clendenan, Gerry Fackler (arrived 6:06 p.m.) Kent Gierman, and Elaine Thayer. Absent: Dale Zehr. Also, present: Attorney Gildner and the public per the sign in sheet attached.

**Approve minutes of the April 8, 2021 ZBA meeting:**

**MOTION** by Thayer, seconded by Clendenan to approve the April 8, 2021 ZBA meeting minutes as presented. A vote was taken. Ayes: All; Nays: None. Absent: One (Zehr). **MOTION CARRIED.**

**1.Public Hearing:**

Chairman Gierman opened the Public Hearing at 6:04 p.m.to consider the request of Bruce Gepfrey for a variance from ordinance 5.1.3.C which limits the total of all accessory buildings on a lot to 2,400 sq. ft., Mr. Gepfrey is requesting a variance to build an accessory building that is 2,736 sq. ft. He is also requesting a variance from ordinance 3.1.1.D for a side yard setback of 18 ft. rather than the required 20 ft. The property is located at 3488 Bowers Road, Attica, MI 48412 (Parcel ID #44003-006-001-10).

After taking questions from the Board members Chairman Gierman closed the Public Hearing at 6:11 p.m.

**ZBA Decision – Request by Bruce Gepfrey:**

Request of Bruce Gepfrey for a variance from ordinance 5.1.3.C which limits the total of all accessory buildings on a lot to 2,400 sq. ft. Mr. Gepfrey is requesting a variance to build an accessory building that is 2,736 sq. ft. He is also requesting a variance from ordinance 3.1.1.D for a side yard setback of 18 ft. rather than the required 20 ft. The property is located at 3488 Bowers Road, Attica, MI 48412

There was discussion.

**MOTION** by Clendenan, seconded by Fackler, to grant the request of Bruce Gepfrey for a variance from ordinance 5.1.3.C to build a 2,736 sq. ft. accessory building and a variance from 3.1.1.D to allow an 18 ft. side yard setback due to the finding of fact that

the requested variance is the minimum variance necessary to do justice to the applicant and it will not cause an adverse impact on surrounding properties. A roll call vote was taken. Clendenan: Aye; Fackler: Aye; Gierman: Aye and Thayer: Aye. Ayes: All; Nays: None. Absent: One (Zehr). **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Clendenan, seconded by Thayer to adjourn the meeting at 6:18 p.m. A vote was taken. Ayes: All; Nays: None. Absent: One (Zehr). **MOTION CARRIED.**

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Kent Gierman, ZBA Chairperson

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Maureen Lemons,  
Recording Secretary

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At a meeting of the Attica Township Zoning Board of Appeals held on the 13<sup>th</sup> day of January, 2022 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412. Chairman Kent Gierman opened the meeting at 6:30 p.m. The following members were present: Patty Clendenan, Gerry Fackler, Kent Gierman, and Elaine Thayer. Absent: Dale Zehr. Also, present: Attorney Gildner and the public per the sign in sheet attached.

**1.Public Hearing:**

Chairman Gierman opened the Public Hearing at 6:31 p.m. to consider the request of Trinton Arambula for a 400amp service which would require a variance from ordinance 4.67.1.A, that limits the total electrical service capacity to 200amps. Mr. Arambula is also requesting a second electrical panel that would require a variance from ordinance 4.67.2C which allows only one electrical service per parcel. The property is located at 3881 Hunters Creek Road, Metamora, MI 48455 (Parcel ID #44003-029-053-10).

After questions from the Board, Chairman Gierman closed the Public Hearing at 6:45 p.m.

**ZBA Decision – Request by Trinton Arambula:**

Request of Trinton Arambula for a 400amp service which would require a variance from ordinance 4.67.1.A, which limits the total electrical service capacity to 200amps. Mr. Arambula is also requesting a second electrical panel that would require a variance from ordinance 4.67.2C which allows only one electrical service per parcel. The property is located at 3881 Hunters Creek Road, Metamora, MI 48455 (Parcel ID #44003-029-053-10).

There was discussion.

**MOTION** by Clendenan, seconded by Fackler, to deny the request of Trinton Arambula for a variance from ordinance 4.67.1.A to allow him to have a 400amp service and to allow a variance from ordinance 4.67.2.C to have a second electrical panel installed because there was insufficient need shown for

approval. A roll call vote was taken. Gierman: Aye; Clendenan: Aye; Thayer: Aye and Fackler: Aye. Ayes: All; Nays: None. Absent: One (Zehr). **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Clendenan, seconded by Thayer to adjourn the meeting at 6:50 p.m. A vote was taken. Ayes: All; Nays: None. Absent: One (Zehr). **MOTION CARRIED.**

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Kent Gierman, ZBA Chairperson

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Maureen Lemons,  
Recording Secretary