

ATTICA TOWNSHIP
MINUTES OF THE
ZONING BOARD OF APPEALS
APRIL 21, 2022

At a meeting of the Attica Township Zoning Board of Appeals held on the 21ST day of April, 2022 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412. Chairman Kent Gierman opened the meeting at 7:00 p.m. The following members were present: Patty Clendenan, Gerry Fackler, Kent Gierman, Elaine Thayer and Dale Zehr. Absent: None. Also, present: Attorney Stritmatter and the public per the sign in sheet attached.

Approve minutes of the January 13, 2022 ZBA meeting:

MOTION by Zehr, seconded by Thayer to approve the January 13, 2022 ZBA meeting minutes as presented. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

1. Public Hearing:

Chairman Gierman opened the Public Hearing at 7:02 p.m. to consider the request of Joseph Aggeler for a variance to allow two additional driveways off an existing easement. The property is located at 4680 Imlay City Road, Attica, MI 48412 (Parcel ID #44003-010-005-60).

The Board and Attorney Stritmatter discussed what would be necessary to bring the easement into compliance with the private drive ordinance.

After questions from the Board, and requests for input from the public without hearing any, Chairman Gierman closed the Public Hearing at 7:33 p.m.

ZBA Decision – Request by Joseph Aggeler:

Request of Joseph Aggeler for a variance to allow two additional driveways off an existing easement. The property is located at 4680 Imlay City Road, Attica, MI 48412 (Parcel ID #44003-010-005-60).

MOTION by Clendenan, seconded by Zehr, to grant the request of Joseph Aggeler for a variance from 5.13 to allow two additional driveways off an existing easement with the following conditions:

1. Record a permanent easement with a new legal description for each parcel at the register of deeds that conforms to the Township's private drive width requirement of 33 feet to the benefit of the parcels the applicant plans on splitting.
2. Improve the easement to comply with private drive standards, 5.14.2, of 33 feet wide with 24 feet improved with gravel.
3. After evaluation, the Board determines that granting the variance conforms with all factors identified in the Township Zoning Ordinance section 7.16(2)A-J.
4. 12-month conditional approval.

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

2. Public Hearing:

Chairman Gierman opened the Public Hearing at 7:40 p.m. to consider the request of Edward Schop for a variance from the Zoning Ordinance, 5.1.3.C, to allow a second accessory building which would exceed the maximum square footage of 2400 by 100 square feet. The property is located at 817 N Force Road, Attica, MI 48412 (Parcel ID #44003-006-0012-00).

Neighbor Samantha Sny, 822 N Force Road, spoke in support of Mr. & Mrs. Schop's request for a variance.

After questions from the Board, Chairman Gierman closed the Public Hearing at 7:43 p.m.

ZBA Decision – Request by Edward Schop:

Request of Edward Schop for a variance from the Zoning Ordinance, 5.1.3.C, to allow a second accessory building which would exceed the maximum square footage of 2,400 by 48 square feet. The property is located at 817 N Force Road, Attica, MI 48412 (Parcel ID #44003-006-0012-00).

There was discussion.

MOTION by Thayer, seconded by Fackler, to grant the request of Edward Schop for a variance from the Zoning Ordinance, 5.1.3.C, to allow a second

accessory building which would exceed the maximum square footage of 2,400 by 100 square feet due to the finding of fact that the requested variance is the minimum variance necessary to do justice to the applicant and other property owners and the requested variance will not cause an adverse impact on surrounding property, values or the use and enjoyment of property in the neighborhood, and conforms with all remaining factors outlined in the Township Zoning Ordinance section 7.16(2). A roll call vote was taken. Zehr: Aye; Clendenan: Aye; Gierman: Aye; Fackler and Thayer: Aye. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Clendenan, seconded by Thayer to adjourn the meeting at 7:46 p.m. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

Kent Gierman, ZBA Chairperson

Maureen Lemons,
Recording Secretary