

ATTICA TOWNSHIP
MINUTES OF THE
ZONING BOARD OF APPEALS
February 22, 2024

At a meeting of the Attica Township Zoning Board of Appeals held on February 22, 2024 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI, 48412. Chairman Gierman opened the meeting at 6:00 p.m. The following members were present: Patty Clendenan, Kent Gierman, Elaine Thayer, Dale Zehr. Absent: One (Goerlitz). Also present: Planner Habben and Zoning Administrator Fackler and the public per the sign in sheet attached.

ACCEPT AGENDA:

MOTION by Thayer, seconded by Zehr, to approve the February 22, 2024 Agenda as presented. A vote was taken. Ayes: All. Nays: None. Absent: One. (Goerlitz). **MOTION CARRIED.**

Approve Minutes of the December 7, 2023:

MOTION by Clendenan, seconded by Zehr, to approve the December 7, 2023 ZBA meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: One. (Goerlitz). **MOTION CARRIED.**

Public Hearing: Amy Gilpin on behalf of Consumers Energy

Chairman Gierman opened the Public Hearing at 6:04 p.m. for a request by Amy Gilpin on behalf of Consumers Energy to consider three variances. The first being a variance to the Site Standards section 5.3.8 regarding the parking lot surface. The second and third variance is to the Site Standard section 5.10.1. Bi and ii.

Planner Caitlyn Habben reviewed the requested variances and explained to the ZBA in detail.

Doug Scott with Rowe Professional Services Company explained that having the fence height and added barbed wire would ensure the safety of the community. Scott also included that this location would be replacing the current gas regulator station.

Resident Tara Klein, 4428 Imlay City Rd. Asked the following questions. Would there be any noise coming from this location. Would there ever be a need for this location to expand and be larger than the current request.

Raquel Sayre Engineer with Consumers Energy responded to resident Klein's questions stating that the noise will be inside the building. Sayre stated that there is no need for this site to expand anytime in the near future.

Resident Rod Zielinski, 355 N. Lake Pleasant Rd, asked why this location was selected for this station. Scott with Rowe responded that this was the best possible location that was available. Scott also stated that this location will be replacing the station that is currently underground.

There was Board discussion.

After Questions from the Zoning Board of Appeals and requests for input from the public, without hearing any, Chairman Gierman closed the Public Hearing at 6:17 p.m.

ZBA Decision – Site Standard – Parking Lot Surface – Consumers Energy:

MOTION by Clendenan, seconded by Thayer to approve a variance from Sec. 5.3.8 regarding parking lot surface material for the entire requested parking lot area as shown on the provided site plan for Consumers Energy public utility facility located at 421 N. Lake Pleasant Rd because it meets all standards in Sec. 7.16.2. A roll call vote was taken: Clendenan: Aye; Thayer: Aye; Zehr: Sye, Gierman: Aye. Ayes: All. Nay: None. Absent: One (Goerlitz). **MOTION CARRIED.**

ZBA Decision – Site Standard – Fence – Consumers Energy

MOTION by Thayer, seconded by Clendenan to approve a variance from Sec. 5.10.1. Bi and Bii to permit a total fence height of 8 feet in the front, side and rear yard as shown in the provided site plan for Consumers Energy public utility facility located at 421 N. Lake Pleasant Rd because it meets all standards in Sec. 7.16.2. A roll call vote was taken. Gierman: Aye; Zehr: Aye; Thayer: Aye; Clendenan: Aye. Ayes: All. Nays: None. Absent: One. (Goerlitz). **MOTION CARRIED.**

There being no further business before the Zoning Board of Appeals, **MOTION** by Clendenan, seconded by Thayer to adjourn the meeting at 6:22 p.m. A vote was taken. Ayes: All; Nays: None. Absent: None. **MOTION CARRIED.**

Kent Gierman, Chairman

Giovanna Raimondo, Recording Secretary