

ATTICA TOWNSHIP  
MINUTES OF THE  
PLANNING COMMISSION  
April 25, 2024

At a regular meeting of the Attica Township Planning Commission held on the 25th day of April 2024 at the Attica Township Hall, 4350 Peppermill Road, Attica, MI 48412.

The meeting was called to order by Chairman Gierman at 7:00 p.m. The following members were PRESENT: Kent Gierman, Geri Berry, Mark Ochadleus, Dana DeClark and Mary Tullio. ABSENT: Two (Nancy Herpolsheimer and Brian Rowley). ALSO, PRESENT: Attorney Gildner, Planner Habben and Zoning Administrator Jerry Fackler and the public per the attached sheet.

**ACCEPT AGENDA:**

**MOTION** by DeClark, seconded by Berry, to accept the agenda as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Herpolsheimer and Rowley). **MOTION CARRIED.**

**REVIEW MINUTES:**

The Board having reviewed the minutes of the March 28, 2024 regular Planning Commission meeting minutes and there being no corrections, additions, or deletions:

**MOTION** by Berry, seconded by Ochadleus, to approve the March 28, 2024 regular Planning Commission meeting minutes as presented. A vote was taken. Ayes: All. Nays: None. Absent: Two (Herpolsheimer and Rowley). **MOTION CARRIED.**

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. Accessory Building Placement for Jaime Worth:**

**MOTION** by Berry, seconded by Ochadleus, to approve the request for an accessory building in the front yard as presented for Jamie Worth located at 5521 Reynolds Rd Imlay City, MI 48444 (Parcel #003-024-018-30). A roll call vote was taken. Gierman: Aye; Berry: Aye; DeClark: Aye; Tullio: Aye; Ochadleus: Aye Ayes: All. Nays: None. Absent: Two (Herpolsheimer and Rowley). **MOTION CARRIED.**

**COMMUNICATIONS AND ZONING ADMINISTRATION REPORT:**

1. Update on Mr. Joshua Bishop's short-term rental located at 4690 Imlay City Rd Attica MI 48412. (Parcel #44-003-215-013-00) Zoning Administrator, Fackler, informs the Board that Mr. Bishop will now be renting his property out for 30 days at a time. There will be no short-term renting available.
2. Discussion of the Township Board enacting a moratorium on Construction Code Authority approving any additions of an attached garage exceeding 864 sq/ft, including existing attached garages. Planner Habben explains to the Board that the Moratorium is in place for 6 months which gives the Board time to communicate and decide if they want to have it placed in the new Zoning Ordinance.  
Attorney Gildner expressed to the Board the issues that accessory buildings have in townships with their zoning ordinances. He stated that the moratorium puts a temporary freeze on anyone moving forward. It is designed to give the Townships time to decide if they want to make any changes, 6 months or until the new zoning ordinance comes about.

**PUBLIC TIME:**

Chairman Gierman opened the public time at 7:16 p.m.

1. Resident / Builder Steve Russell talked about guidelines on barndominiums. He also stated that the decision of size for an attached garage should not be up to the Board, it should be the property owner's decision.
2. Resident Anthony Trupiano at 57 S. Lk George Rd. asked the Board to take into consideration what this new rule would do in the future for Attica residents.
3. Resident Jackie Spinney at 3223 Peppermill Rd stated that she had concerns on why the size of an attached garage matters to the township and then explained to the Board that the size should be the decision of the property owner.
4. Resident Kim Tyrkus at 2580 Elandell Lane expressed to the Board that she would like to build a barn soon and does not see the purpose for putting this limit in place. Attica is a rural and country area where large barns and buildings exist. Trykus stated that there is no purpose or benefit to putting a limit on this.
5. Resident Samantha Sny at 822 N. Force Rd. explained to the Board that if this new rule is put in to the zoning ordinance it would affect her and her family's hopes for their property.

Chairman Gierman closed the public time at 7:25 p.m.

Attorney Gildner explained to the public that there will be no decisions or votes taken on this matter at tonight's meeting.

**PLANNER'S REPORT:** Zoning Ordinance Review, Planner Habben reviewed part of Article 4 of the new zoning ordinance.

**ATTORNEY REPORT:** None.

There being no further business before the Planning Commission, **MOTION** by Berry, seconded by Ochadleus, to adjourn the meeting at 8:57 p.m. A vote was taken. Ayes: All. Nays: None. Absent: Two (Herpolsheimer and Rowley). **MOTION CARRIED.**

---

Nancy Herpolsheimer,  
Secretary, of the Planning Commission

---

Giovanna Raimondo,  
Recording Secretary,  
Planning Commission