

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 19, 2015

Present Members: Keith Teltow, Eric Reeve, Stan Pankiewicz, Denise Page, Joe Stevens, Cynthia Goulston.

Absent: Sue Macker.

Also Present: Supervisor Ruemenapp, Planner Rod Arroyo, Debbie Lipps-Carbone, Harold Dean, Robert & Kathleen Thomas, Richard Bosscher, Ruth Hartwell, Kris Dombrowski, Regina Welsh, Mary Kay Weber, Walter Dombrowski.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Reeve.

2. THE PLEDGE TO THE FLAG

The Pledge to the flag was recited.

3. APPROVAL OF MINUTES

A motion was made by Member Stevens, supported by Member Goulston to approve the April 21, 2015 minutes as presented.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

4. APPROVAL OF AGENDA

A motion was made by Member Page, supported by Member Goulston to approve the agenda as presented.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

5. COMMUNICATIONS

None.

6. DISCUSSION FROM THE FLOOR

None.

7. PUBLIC HEARING

A) SPECIAL LAND USE – ALL PAWS n PRINTS PLAYCARE

Planner Arroyo indicated the property is zoned ag, located on the corner of Palms and Lindsey. Applicant Carbone is requesting permission to operate a dog daycare/kennel business. Planner Arroyo reviewed the application against the standards that are included in the township ordinances. Request includes animal daycare, overnight boarding and grooming. The applicant provided information necessary to review the application. Site has to be a minimum of five acres, and it's 5.3 acres, abuts a public road. Proposed pen area exceeds the required 20' setback from the property

line, does not border a R1, R2. Pen area will be located in an existing pole barn in the rear yard of the site. Pen space will be approx. 30 x 32 which is approx. half of the existing pole barn. Pole barn will be insulated with sound barrier. Other half of the barn will be used for owner's personal space and storage. Applicants also requesting to enclose a lean space of 10 x 32 on the west side of the barn. There is going to be a 6' privacy vinyl fence in the yard enclosure on the west and south side of the kennel. There will be no kennel runs. Kennels housing more than 10 dogs shall provide one off street parking space for each five dogs. Applicant is currently licensed in S.C.C. for 20 dogs and will provide off street parking. Off street parking initially to be gravel, but the owner will upgrade to concrete in the summer of 2016. Request to waive or delay the paving of off street parking space upon review of the site conditions and the frequency of the use of the proposed operation. Under G, the site plan should clearly specify the width of the drive connections to the parking area. Applicant under 8.03 (10) has demonstrated activities will be sufficiently housed and fenced to avoid nuisance. Applicant must obtain and maintain required permits for the construction of the pole barn enclosure as well.

A motion was made by Member Page, supported by Member Goulston to open the public hearing at 7:08 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

Applicant, Debbie Carbone is present to answer questions. Harold Dean, 8081 Lindsey expressed concerned about deteriorating property value due to dog kennel, as well as the noise. Chairman Reeve confirmed that the dogs will be housed in the pole barn during the night, there is a sound barrier so any noise would be contained within the building to minimize the noise. Applicant Carbone indicated the animals will not be left unattended, she will be there from 6:00 a.m. to 6:30 p.m. and so whatever is necessary to minimize any nuisances. Her current business is located at corner of Rattle Run and Gratiot and there is a house 52' behind the business and there has never been a complaint. The business is run as more of a home setting than a traditional kennel.

Kathleen and Robert Thomas, 8066 Lindsey, submitted a letter and read excerpts of the letter. Expressed concerns about the noise with open windows, possible odors and past experiences with the applicant and her animals. Ms. Thomas also expressed concern about property being devalued due to a kennel being in that area.

Dick Bosscher, 2344 Arlington in Columbus Township, spoke in support of the applicant as a current user of her daycare services and the quality of the services that she provides.

Ruth Hartwell, 7880 Lindsey, spoke about dog nuisances in the area currently and concern over loss of value in her property.

Kris Dombrowski, 4714 Palms, spoke in support of the applicant as a customer of her business since 2000.

Regina Welsh, 3761 Meldrum, spoke in support of the applicant and cleanliness of her current business.

Mary Kay Weber, 2344 Arlington, spoke in support of the applicant and the natural setting of her current business.

Wally Dombrowski, 4714 Palms, spoke in support of the applicant.

Applicant Carbone spoke about the home setting of the daycare where dogs will be able to move freely from the pole barn to the solid vinyl fence barrier.

Bill Ruemenapp, 10042 Lindsey, stated the question of the noise is solely dependent on the operation. There have been other similar businesses in the area, including Perch Point Conservation Club that could cause a nuisance, but if a business is run properly the noise can be minimized and no one should worry about a decrease in property values due to what is requested.

A motion was made by Member Pankiewicz, supported by Member Stevens to close public hearing at 7:32 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

Chairman Reeve asked what other animals she has on the property. Applicant Carbone stated two goats, a miniature horse and chickens on the property. Member Stevens asked how many dogs stay on site on a typical night. Applicant Carbone stated it depends upon the day, but tonight for instance there are three dogs overnight and four dogs for play care. Dogs are kept in individual crates at night, the dog feces is removed right away in order to maintain cleanliness in the building and with the dogs. Member Teltow inquired whether she has had complaints at other locations. Applicant Carbone stated she went through a public hearing at her current location and Dog Control reported to her she's had people call them with compliments, no complaints. They groom approximately 9 dogs a week.

Member Pankiewicz inquired as to the proposed asphalt paving planned for 2016. Applicant Carbone stated the distance from Lindsey to the concrete area is 16' wide, and the concrete area right now is 17' wide. The driveway leading to barn is 10' wide, and parking area would be 34' x 25', and currently it's going to be a limestone mix. Applicant plans to do paving in 2016.

Planner Arroyo stated what's being described is more of a hybrid between residential and commercial and doesn't meet commercial standards, but it's a low traffic generator. Member Stevens inquired whether the parking would meet ADA requirements. Planner Arroyo indicated it's typically covered by building codes, but by paving she will meet that requirement. Member Stevens stated by granting a Special Land Use you could put stipulations requiring paving be done by a certain time. Planner Arroyo stated she's asking to delay the paving until 2016, and if not paved at all it could run into a problem with ADA requirements. Currently all parking would be located in an established driveway.

Member Stevens stated she will need four parking spaces with one wider for handicap accessibility. Applicant Carbone said the concrete will be done by the entry door prior to opening, but would like to do the remaining concrete incrementally. Planner Arroyo expressed concern over it being staged over multiple years, the ADA requirements and it's not clearly depicted on the plan as being staged over multiple years. Planner Arroyo stated if it's determined it's acceptable to be staged over multiple years it needs to be on a plan, clearly delineated so you know what's being approved.

Chairman Reeve suggested requiring only the parking area next to the barn being paved primarily for ADA requirements, leaving the rest whatever she wants to do. Planner Arroyo stated it is a requirement unless it's waived, and the Planning Commission has the ability to waive the requirement if it's a low volume situation for this particular use. Member Stevens confirmed the paving will be done no later than the summer of 2016 with the applicant.

A motion was made by Member Pankiewicz, supported by Member Goulston to approve the Special Land Use and the site plan subject to the parking area being paved no later than October of 2016 containing four parking spaces and one barrier-free space, with the balance of the driveway being limestone.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

Planner Arroyo indicated the township building inspector may require the paving be done earlier.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

None.

10. PLANNER'S REPORT

Planner Arroyo sent a newsletter on fireworks sales. There have been changes to state law and people are allowed to fire off fireworks the day before, day of and day after a national holiday. Local governments can regulate location and manner of fireworks sales, similar to Christmas tree and pumpkin sales. Seasonal sales permits were discussed. Sheriff's Department doesn't enforce ordinances. Farmington and Lenox Township has an ordinance allowing seasonal sales for two events, not longer than 30 days, 15 days in between to help reduce the possibility that a piece of property doesn't become a nuisance.

Planner Arroyo suggested that the Planning Commission review this, and Supervisor Ruemenapp suggested looking at seasonal sales because you don't want unintended consequences.

11. REPORT FROM COMMITTEES

Supervisor Ruemenapp has a draft Richmond Township Recreation Plan that Enbridge may have paid for. Chairman Reeve attended the county emergency services breakfast where Jeff Friedland talked about having started a youth advisory council to gain input on presenting emergency services to youth.

Planner Arroyo suggested that a letter be sent to Premier Landscaping regarding their sign and safety concerns.

12. ADJOURNMENT

A motion was made by Member Stevens, supported by Member Pankiewicz to adjourn at 8:37 p.m.

Ayes: Members Pankiewicz, Reeve, Stevens, Page, Goulston, Teltow.

Nays: None.

Abstain: None.

Motion carried.

The next regular meeting of the Casco Township Planning Commission will be held at 7:00 p.m. on Tuesday, June 16, 2015 at the Casco Township Hall, 4512 Meldrum Road.

Joe Stevens, Secretary _____

Christine Ruemenapp, Recording Secretary _____