

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 6, 2014**

The following residents and guests were present:

Paul Bemman	Bonnie Bemman	Paul Gambka	Tom Willwerth
GE Noble	Mark Bolan	Guy Cowing	Sharon Cowing

Regular meeting of the Rose Township Planning Commission called to order at 7:30 p.m. at the Rose Township Offices, 9080 Mason Street, Holly, Michigan.

Roll Call (Present): Noble, Brooks, Porter, Scheib-Snider, Lynn
Not Present: Kast (excused), Hauxwell

Staff Present: David Plewes (Zoning Administrator), Debbie Miller (Rose Township Clerk), Susan Weaver (recording secretary), Brian Borden (LSL)

APPROVAL OF AGENDA

Moved by Porter, seconded by Noble, motion carried to approve the Agenda as submitted.

**Voting Yes: Noble, Brooks, Porter, Scheib-Snider, Lynn
Voting No: None.
Absent: Kast, Hauxwell**

MINUTES: ADDITIONS, CORRECTIONS AND/OR APPROVAL

A. Regular Meeting, March 7, 2013

Moved by Brooks, seconded by Scheib-Snider, motion carried to accept the Minutes of the Regular Meeting held on March 7, 2013.

**Voting Yes: Noble, Brooks, Porter, Scheib-Snider, Lynn
Voting No: None
Absent: Kast, Hauxwell**

PUBLIC COMMENTS ON AGENDA ITEMS (excluding public hearing)

None.

COMMUNICATIONS

Mr. Plewes provides a notice of training workshops to be held April 12, 2014.

COMMITTEE REPORTS

None.

PUBLIC HEARINGS

A. Mr. and Mrs. Gray (“Applicants”) are Requesting a Special Land Use for a Kennel to be Located at 2150 Rattalee Lake Road (06-11-200-026)

Mr. Plewes states Applicants are hearing impaired and have interpreter.

Public hearing opens at 7:36 p.m.

Mary Gray (Applicant) introduces herself and states that the kennel will be separate from the house and will be an appointment only kennel, small, no high traffic. Applicants have also cleaned up the property.

Mr. Plewes passes out a letter of recommendation from Applicants’ previous client(s) in Flushing, MI. This letter is on file in the Rose Township Clerk’s office.

Guy Cowing, Resident would like to remind the Township there are currently several businesses in the area, one which is a dog kennel. Resident feels there are too many businesses in this area.

Bonnie Bemman, Resident states she lives directly across from Applicants’ property, Applicants have made many improvements and is concerned about noise.

Dave Gagne, Resident of Flushing, Michigan, states Applicant has control of her dogs, minimal barking

Unidentified Resident states this area is made up of ten (10) acre parcels of farm use.

Brooks states the Master Plan dictates uses and sizes and Applicants meets requirements.

Public hearing closes at 7:47 p.m.

Brooks states, p. 4, Site Plan Review, there are two (2) buildings: 24 x 40 (proposed) and 24 x 36 (existing)

Land Use Review, Section 38.579 of Zoning Ordinance, general principals have been met relative to Master Plan and Zoning Ordinance, this is an acceptable use of the land. Harmony and general standards have been met. There does not seem to be any unacceptable adverse effect on natural environment.

Brian Borden (LSL) states conditions should be stated in order to approve the project. Dave Plewes will verify that all conditions are met. Noble would like a list of all required State/County permits.

Porter asks if the kennel will have sound deadening materials within its walls. Applicant responds yes, added insulation and interior furniture will deaden noise. Also, Applicants are willing to add a privacy fence and their kennels will be equipped with sensors/monitoring devices that will alert Applicants when dogs are barking.

Scheib-Snider clarifies there will not be retail sales. Applicant explains no, only kennel related items

necessary for boarding, etc.

Brooks is concerned with the open path between dog run(s) and neighboring house (within 1000'), suggests a buffer (i.e. berm). Brooks asks Planner about noise reduction and berm suggestions. Mr. Borden (LSL) states these requirements/conditions would need to be specified, noise reduction, visibility reducing. Plewes states vegetation should be specified (i.e., size, no saplings). Plewes recommends caution that the barrier/berm does not become a sight restriction issue with ingress/egress, barrier within 20'-30' feet of fence area.

Brooks states Condition 1 to the Motion: **Noise Condition to add a dense vegetation buffer consisting of conifer trees 4' minimum height, spaced minimum 10' apart, staggering two (2) rows, along Rattalee Lake Rd., extending 20' on either side of dog run and playground area with allowance of infill of existing vegetation.**

Lynn is concerned about restroom requirements in the kennel. Response, restrooms are not a requirement within the section. Applicants are not planning on installing restrooms as there are no employees, family run business, does not seem necessary. Applicant states the kennel will be closed in January/February, not a year round business. Plewes has made Applicants aware that because it is a commercially zoned building, a restroom may be required.

Enclosures in kennel building will meet minimum requirements. Nine (9) proposed kennels (4'x5'), 6' walls, sloped floors.

Paving of dog run(s) requirement condition – Waive requirement for paved runs, keep natural.

Small dumpster will be located on premises.

Signage Condition – one (1) sign allowed under Ordinance and it will be 10' square maximum.

Parking Condition – waive 24' driveway requirement and allow for a 16' driveway with three (3) parking spaces. Will leave impervious and unpaved, future extension as needed.

Lighting Condition – down-shields installed on all exterior lighting.

Moved by Noble, seconded by Lynn, motion carried to approve the Application with the following conditions:

1. **Addition of a dense vegetation buffer consisting of conifer trees 4' minimum height, spaced minimum 10' apart, staggering two (2) rows, along Rattalee Lake Rd., extending 20' on either side of dog run and playground areas, allowing for infill of existing vegetation.**
2. **Waive the need for paved run(s) as stated under 38.582 and allow for natural materials and sloped runs.**
3. **One (1) sign allowed per building standing 38.114, maximum size of 10 square foot.**
4. **Waive 24' wide driveway requirement as well as paving, allow a 16' wide driveway with gravel material.**
5. **Allow for three (3) parking spaces; waive seven (7) space requirement. Allow for future expansion of parking spaces as needs arise. Waive pavement requirement, allow gravel.**
6. **Facility shall continually comply with all state, county and township environmental and sanitary requirements.**

7. Waste removal in accordance with all state, county and township requirements.
8. Light fixture detail to be provided, to ensure down shielding of all exterior lighting.
9. All dogs kept inside kennel building from 10:00 p.m. to 9:00 a.m. daily.
10. All kennels sloped allowing proper drainage.

Voting Yes: Noble, Brooks, Porter, Scheib-Snider, Lynn

Voting No: None

Absent: Kast, Hauxwell

NEW BUSINESS

A. Introduction of New Member Glen Noble

Introduction of Glen Noble to the Board.

B. Election of Officers

Moved by Lynn, seconded by Noble, motion carried to approve Mr. Brooks as Chairperson of the Rose Township Planning Commission Board.

Voting Yes: Noble, Lynn, Porter, Scheib-Snider, Brooks

Voting No: None

Absent: Kast, Hauxwell

Moved by Scheib-Snider, seconded by Brooks, motion to approve Mr. Porter as Vice-Chairperson of the Rose Township Planning Commission Board, Mr. Porter declines nomination.

Moved by Porter, seconded by Brooks, motion carried to approve Mr. Noble as Vice-Chairperson of the Rose Township Planning Commission Board.

Voting Yes: Scheib-Snider, Brooks, Lynn, Porter, Noble

Voting No: None

Absent: Kast, Hauxwell

OLD BUSINESS

A. Chairman's Odds & Ends

None.

TABLED ITEMS

Medical Marijuana Ordinance – remain tabled.

DISCUSSION ITEMS

None.

ANNOUNCEMENTS

- A. Rose Township Board report – Dianne Scheib-Snyder
- B. Comments by Sherrin Hood– Township Planner:
- C. Next Regular Planning Commission Meeting, March 6, 2014, 7:30 pm., Rose Township Offices, 9080 Mason Street, Holly, Michigan (tentative)
- D. Next Regular NOCFA Board of Directors Meeting, February 19, 2014, 7:00 pm., Rose Township
- E. Next Regular Township Board Meeting, February 12, 2014, 7:30 p.m., Rose Township Offices
- F. Rose Township Recycling, Township Offices.
- G. Zoning Board of Appeals meeting, March 4, 2014, 7:30 p.m., Rose Township Offices (tentative)

OPEN THE MEETING TO THE PUBLIC

None.

ADJOURNMENT

Moved by Porter, seconded by Lynn, motion carried to adjourn the meeting at 9:10 p.m.

Voting Yes: Noble, Brooks, Porter, Scheib-Snyder, Lynn

Voting No: None

Absent: Kast, Hauxwell

Approved/~~Corrected~~


Debbie Miller, CMC, CMMC
Rose Township Clerk