

OSHTEMO CHARTER TOWNSHIP

PLANNING COMMISSION

MINUTES OF A REGULAR MEETING HELD OCTOBER 10, 2013

Agenda

PUBLIC HEARING: SPECIAL EXCEPTION USE AND SITE PLAN REVIEW REQUEST OF CAMP FIDO, LLC FOR AN ADDITION TO AN EXISTING SPECIAL EXCEPTION USE, A DOG KENNEL IN THE RR-RURAL RESIDENTIAL ZONING DISTRICT AT 8661 STADIUM DRIVE (PARCEL #3905-33-335-025).

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, October 10, 2013, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Kitty Gelling, Chairperson
Fred Antosz
Wiley Boulding, Sr.
Dusty Farmer
Millard Loy
Terry Schley
Richard Skalski

MEMBERS ABSENT: None

Also present were Greg Milliken, Planning Director; James Porter, Attorney; and three interested persons.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Gelling at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

Agenda

The Chairperson asked if there were any additions, deletions or corrections to the Agenda. Hearing no changes, she called for a motion to accept the Agenda as submitted. Mr. Skalski made a motion to accept the agenda. Mr. Schley seconded the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Gelling called for public comment on non-agenda items. Hearing no comments on non-agenda items, she proceeded to the next agenda item.

Approval of the Minutes of September 26, 2013

The Chairperson asked if there were any additions, deletions or corrections to the Minutes of September 26, 2013. No changes were noted. Mr. Boulding, Sr. made a motion to approve the Minutes as presented. Mr. Loy seconded the motion. The motion was approved unanimously.

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Chairperson Gelling indicated that the next item on the agenda was a public hearing to review the expansion of a special exception use at Camp Fido dog day care at 8661 Stadium Drive. She asked Mr. Milliken to please expand upon the application.

Mr. Milliken indicated that the applicant was seeking to expand their existing dog day care business at 8661 Stadium Drive in the RR-Rural Residential zoning district. The use is a special exception use in the zoning district, and therefore any expansion or addition to the special exception use requires approval through the same process.

Mr. Milliken indicated that the property is located on the south side of Stadium Drive between 4th and 5th Streets. It was originally approved in 2003 and expanded in 2006.

Mr. Milliken stated that the applicant desires to construct a 360 square foot addition to the northwest corner of the existing facility to house office functions of the business. He showed that the proposed construction will be located over the previous well site. However, the County has confirmed that the well was closed properly and the property is connected to the public water system.

Mr. Milliken reviewed the criteria for approval of a special exception use. He indicated that the addition was modest in size and unlikely to fundamentally change the existing use of the property that has been at the location for over 10 years. As a result, it was unlikely to be detrimental to adjacent properties or fundamentally change the character of the property or surrounding area.

Chairperson Gelling thanked Mr. Milliken for his review and asked Commission members if they had any questions for Mr. Milliken.

Mr. Antosz said that the Township Engineer had mentioned in his comments that there was a State Law regarding the closing of a well, and he wanted to be sure that the plugging of the well with concrete as completed by the applicant satisfied those requirements. Mr. Porter indicated that he believed it did.

Mr. Antosz then asked if the Township Engineer had any other questions or concerns. Mr. Milliken stated that with the clarification from the applicant regarding the closing of the well and the information provided by the County, the Engineer had no further questions or comments.

Kerry Mulholland, owner of Camp Fido, stated that she has owned the business since its inception and lives next door. The purpose of the addition is to move the office out of her home and onto the business location. It will not affect the business operation at all. She also clarified that the use is technically not a kennel but a day care operation; all dogs are picked up by 6:30 each evening.

Chairperson Gelling asked the Commissioners if they had questions for Ms. Mulholland. Hearing none, Chairperson Gelling asked if there was any public comment.

Sean Krajewski, 8615 Stadium Drive, indicated he recently moved in next door to the applicant. He stated that the business does get kind of loud during the day, and he wondered if there could be something done in conjunction with this expansion to mitigate the noise along the shared property line to the east of the business. He suggested planting trees. He stated that he is in favor of the business and the growth, but was hoping for some help with the noise.

Stepping up to the podium, Ms. Mulholland stated that they were already discussing some alternatives and ideas for increasing the barrier along that property line as the dogs were curious about the new children that had moved in next door. She said that the topography created some challenges and that a fence would not be as effective as it normally would. She stated she would be happy to work with Mr. Krajewski to address concerns.

The Commission, Ms. Mulholland, and Mr. Krajewski continued to discuss possible screening and buffering techniques.

Hearing no further questions, Chairperson Gelling moved the meeting to Board deliberations and asked Commissioners for their comments.

Mr. Loy said that he had reservations when the use was originally approved, but he is glad to see that it has been successful.

Mr. Antosz said he is supportive of the expansion. He was concerned with the well but his questions were answered.

Mr. Boulding, Sr. stated he is pleased that the applicant and neighbor are working together and has no objections.

Mr. Skalski indicated he agreed with the previous comments.

Mr. Schley agreed and stated that the burden to comply with the noise regulations lies with the business.

Ms. Farmer said that she is supportive of the expansion and believes it is fantastic that the business is growing.

Chairperson Gelling stated that she sees no problems with the request, it sounded as though Mr. Krajewski and Ms. Mulholland were going to amicably work on the barrier between the properties and should they not be able to reach a mutually beneficial solution, or if noise became a continuing issue, the Oshtemo Township Ordinance Enforcement Officer would have to become involved. The Chair made mention of the annual seedling sale at the Township as a potential future source for securing young trees, which could be interspersed with larger trees if so desired.

Chairperson Gelling said she would be looking for two motions for enhanced clarification, one for special exception use and one for site plan approval.

Mr. Loy made a motion to approve the amendment to the special exception use requested by Camp Fido, LLC to allow a 360 square foot addition to the existing structure at 8661 Stadium Drive in the R-R district. Mr. Skalski supported the motion. The motion passed unanimously.

Mr. Loy made a motion to approve the site plan for the 360 square foot addition to the existing structure located at 8661 Stadium Drive in the R-R district. Mr. Skalski supported the motion. The motion passed unanimously.

Any Other Business

Chairperson Gelling informed Board members that there would be another public hearing at the October 24 meeting regarding an amendment to a special exception use.

Mr. Milliken added that the request is from Maple Hill Leaseholds, LLC for modifications to their site plan. In addition, he indicated there was a chance there may be some material for the Commission's review regarding the West Main Street / 9th Street Sub Area implementation project.

Mr. Milliken also distributed a preliminary schedule of meeting dates for 2014. He asked Commissioners to review the proposed dates and determine if there are any known conflicts. Then, at a future meeting, that schedule will be confirmed. Any dates with substantial conflicts can be moved at that time.

Planning Commissioner Comments

Mr. Skalski stated that he had recently traveled to Europe and spent some time in Barcelona, which is a highly walkable community. He indicated it is an example of how vibrant and lively a place can be when the culture embraces that concept. The Chair indicated it made for an interesting comparison, the basic concept applicable to both Barcelona and Oshtemo. She additionally welcomed him back.

Mr. Schley stated that he would be abstaining from the discussion and decision on the application at the next meeting due to a conflict of interest involving his firm. Thus, he asked members if there were any that knew they would be absent to contact the Chair so she could ensure there would be a quorum for that discussion item.

Ms. Farmer informed the members that Marta's Fine Foods has been approved by the State for a Liquor License and will be hosting a celebration on October 11.

Chairperson Gelling announced that Omni Community Credit Union is offering a free lunch of appreciation to the community on Friday October 11, with free pumpkins for the first one hundred guests. Also, on Wednesday, October 16, the Oshtemo Rotary will be at Texas Corral for "Celebrity Server Night," and proceeds from that event will help support the Rotary's pledge to Oshtemo Township Parks' enhancements.

Adjournment

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Gelling adjourned the Planning Commission meeting at approximately 7:29 p.m.

Minutes prepared:
October 11, 2013

Minutes approved:
October 24, 2013