

BAY TOWNSHIP PLANNING COMMISSION
MAY 10, 2017 SPECIAL MEETING MINUTES

APPROVED

CALL TO ORDER

Dave Skornia called the meeting to order at 7:03PM and led with the Pledge of Allegiance. Also in attendance were Steve Van Dam, Wendy Simmons, Jamie Shepherd, Lynn Maxwell, Joe Jones, and James G. Vanek.

**PET CLUB SPECIAL USE
PERMIT PUBLIC HEARING**

**Applicants Name/Address: David Beek & Kenneth Cregg
01934 S. Wilson Rd., Boyne City, MI 49712**
**Landowner's Name/Address: Dana E. MacMillan Babbitt
307 Baker St., Royal Oak, MI 48067**
Parcel Identification Number: 15-001-006-015-60

Skornia explained tonight's public hearing is to review and act on a Special Use Permit Application submitted by David Beek and Kenneth Cregg to allow a dog kennel and boarding facility on Pincherry Road, as a special use per zoning ordinance article 8.3. Skornia opened the public hearing at 7:04PM

Zoning Administrator Ron Van Zee reviewed the Special Use Application as follows:

- The property is in the Agricultural Zoning District; the Zoning Ordinance only allows special uses within the Agricultural Zoning District.
- The site plan appears to meet all setback requirements.
- The special use permit application is complete.
- Eleven surrounding property owners were mailed notifications, with no responses.
- The hearing was published in the Petoskey News-Review on April 25th, 2017.

The applicants David Beek and Kenneth Cregg reviewed their proposed special use permit application as follows:

- The property (known as The Pet Club) has been previously used as a dog kennel business.
- Beek and Cregg have years of experience in the animal training/caring business.
- They have tentatively entered into an agreement with current property owner, contingent upon receiving a Special User Permit for a boarding/kennel facility.
- The setbacks from the various property lines/residences (as measured from Google Maps) exceed the zoning ordinance minimum setbacks.
- Working on purchasing two more parcels to the south for more privacy.
- Cregg will be the owner/manager of the business and live onsite.
- Solid privacy fences will be installed to inhibit visual stimulation and curtailing barking. Entire property will be fenced with woven wire as a runaway deterrent, in case a dog should accidentally escape.
- No aggressive dogs will be boarded.
- Dogs will only be let out in kennels under supervision.
- Electronic bark inhibitors and "no bark" collars will be implemented to control noise.
- The only exterior light that will be added is a security light and standard lights at entrances.
- No boarded dogs will be let out in runs to relieve themselves before 7AM or after 8:30PM.
- Doggy Daycare will be indoors and in privately fenced areas.
- A new building will be constructed, heated and insulated so noise will be minimal.
- Minimal retail will be available in the lobby/drop off area.

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Skornia opened the meeting up to public comment at 7:12PM, and with no public received, immediately closed public comment.

The Planning Commission addressed zoning ordinance article 13.3 "*General Standards for Approval of Special Uses*" as follows:

- a. The property is in the Agricultural Zoning District, which is allowed.
- b. The special use setback requirements exceed the minimum special use distances.
- c. The zoning ordinance allows this type of use thru the special use permit process.
- d. The property has already been used for this type business, therefore creating no extra demands on local services.
- e. With the increased setback requirements, the hours of operation, and the use of bark collars, the opportunity of surrounding properties will not be diminished.
- f. By having an indoor area for the dogs, the proposed special use activity will not negatively impact the character of the surrounding land use.
- g. Through the various design aspects of the outdoor dog runs, minimal outdoor lighting, and the indoor dog play area, the proposed special use will not create a nuisance to surrounding properties.
- h. With the rural nature of the surrounding area, and the proposed special use, it will not be hazardous to existing nearby uses.

The Planning Commission deliberated on various aspects of the special use permit application as follows:

- Felt there should not be any "off site" parking allowed.
- Discussed the number of employees; applicant stated they plan on having two full time and two part time employees at the start.
- Questioned future possibilities of expanding their services to offering grooming services. The applicants stated they were not considering offering grooming services, but may consider fur washing/drying service.

MOTION by Simmons, seconded by Maxwell, after reviewing Bay Township Zoning Ordinance Article 13.3, to approve the Special Use Permit Application for parcel number 15-001-006-015-60 as follows:

- Kenneth Cregg will be the owner/manager and will live onsite
- Solid privacy fences will be installed to inhibit visual stimulation and curtailing barking. Entire property will be fenced with woven wire as a runaway deterrent, in case a dog should accidentally escape.
- No aggressive dogs will be boarded.
- Dogs will only be let out in kennels under supervision.
- Electronic bark inhibitors and "no bark" collars will be implemented to control noise.
- The only exterior light that will be added is a security light and standard lights at entrances.
- No boarded dogs will be let out in runs to relieve themselves before 7AM or after 8:30PM.
- Doggy Daycare will be indoors and in privately fenced areas.
- A new building will be constructed, heated and insulated so noise will be minimal.
- Minimal retail will be available in the lobby/drop off area.
- All buildings (including the proposed building) meets the setback requirements as outlined in Bay Township Zoning Ordinance Article 13.

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Additionally, no off-site parking is allowed for the business, passed upon unanimous affirmative vote of the Board Members.

ADJOURNMENT

MOTION by Van Dam, seconded by Simmons, to adjourn the meeting at 7:46PM, passed upon unanimous affirmative vote of the Board Members.

Respectfully submitted,

James G. Vanek
Planning Commission Secretary