

**Planning Commission
Minutes
September 14, 2017**

Meeting called to order by Chairman Stalmack at 6.58 pm. Showing present: Belinski, Clark, Oddy, Pokerwinski, Stalmack, Sherwood. Excused absent: Bardell, Borden, Cichewicz. Also showing present: Planner Atkin, Deputy Clerk D. Hadyniak and approximately 20 residents.

4. Minutes: Motion by Oddy, supported by Belinski to approve the Regular Planning Commission Minutes of August 10, 2017. Motion carried.

5. Public Hearing:

Motion by Belinski, supported by Oddy to open Public Hearing. Public Hearing opened at 7:02 pm. Motion carried.

A. The Public Hearing on the proposed request is seeking approval for a special land use permit to operate an animal rescue or shelter in the AG, agricultural district as required by Section 4.6.2 of the zoning ordinance.

The special land use permit request by Peter LaFramboise, who operates the Friends of Michigan Animal Rescue of 51299 Arkona Rd., came before the Planning Commission about a year ago and required a site plan. The site plan has been completed and Planner Atkin noted very nicely done. Planner Atkin indicated in July of this year they received variance for the building addition which is ten (10) foot by one-hundred and twenty-one (121) foot addition to an existing structure and required a fifty (50) foot setback. During the Zoning Board of Appeals meeting in July they were granted a variance of ten (10) foot for a forty (40) feet setback contingent upon receiving special land use and site plan approval. The addition for this structure is for an added twenty (20) to twenty-four (24) dog kennels; in the variance meeting it was stated by Mr. LaFramboise they probably won't fill all those kennels. Planner Atkin referred page two (2) on his packet, the aerial view where the primary structure where the house sits, there is a structure that sits directly behind it and that is the currently location of where they house the dogs. This structure for the dogs is part inside and outside, where this addition will go is on the back side of the building which will be fully enclosed and in a control environment. The Friends of Michigan Animal Rescue do meet all the requirements for a special land use permit to operate as a dog rescue; this is not a dog kennel or human society. One of the requirements in the ordinance is that they at least have five (5) acres of land. Upon review of the townships assessing records, the subject area consists of three (3) separate parcels totaling just under six (6) acres. Planner Atkin has maintained communication with the applicant to combine the parcels; they have indicated that due to the structuring of their financial loan, they will not be permitted to perform a parcel combination prior to the terms of the loan ending. According to Friends of Michigan Animal Rescue once the notes on the parcels have been paid off, they will combine the property into one (1) parcel. If the Special Land is approved, Planner Atkin recommended to the Planning Commission to consider attaching a condition requesting the parcels be combined after the terms of the financial loan have been met. Based on aerial photographs, it appears that there is a gravel parking area located north of the large pole-barn building. It is unclear how many parking spaces this area may contain; it is estimated eight (8) parking spaces. Animal shelters/rescues are not listed to have a required parking space calculation. The addition of the structure doesn't seem to interrupt the two-way traffic pattern or the capacity of parking spaces. No modifications to site access are proposed, and we do not anticipate any negative impacts to existing access and circulation resulting from the proposed building addition.

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Landscaping wasn't required but existing tree line along the southern property boundary may prove sufficient. At the time of variance review, the applicant stated intentions to install a solid white vinyl fence along said property boundary for additional buffering. Planner Atkin stated that the Planning Commission to determine if additional landscape or screening is necessary. The plan does not indicate new exterior lighting on the building addition. Mr. LaFramboise stated they were going to install a porch light but no exterior bright lighting. Floor plans and building elevations have been provided. The exterior material will match the existing building. Planner Atkins listed the special land use condition for the Planning Commission to go through and what Planner Atkins found was that is this a special use in the Agriculture zoning district (AG). Friends of Michigan Animal Rescue have been in operation for quite a few years now out of this site. Planner Atkin believes based on analysis provided, the Planning Commission has sufficient information to deny, approve, or approve with conditions, requests for special land use. Oddy added that the number of dogs allowed with his license won't increase due to the addition, the maximum number of dogs will not to exceed twenty-five (25). Planner Atkin noted Friends of Michigan Animal shelter is still required to be inspected every year.

Chairperson Stalmack addressed the residents and asked if anyone had questions or comments relating to the proposed request?

Rick Dawson read a letter from his wife who couldn't attend due to prior board meeting with the Belleville Area District Library. Mrs. Dawson stated how grateful she and the residents of Sumpter Township are to have Friends of Michigan Animal Rescue in our community. Without Friends of Michigan Animal Rescue hundreds of dogs and cats would have been sent to high-kill institutions. Mrs. Dawson sincerely hopes that all Board will vote in favor of their request tonight.

Phillip Rossman is a volunteer at Friends of Michigan Animal Rescue and expresses his love for this type of work and the work being done at the rescue. Mr. Rossman feels it would be a terrible loss for the community if Friends of Michigan Animal Rescue wasn't allowed to expand.

Motion by Belinski, supported by Oddy to close the Public Hearing. Public Hearing closed at 7:22 pm. Motion carried.

Oddy motion to approve the site plan for the special use as provided by the Planner and stay compliant with Master Plan with the following conditions:

1. Friends of Michigan Animal Rescue combine parcels after the terms of the financial loan have been met.
2. The gravel parking to remain
3. The white vinyl fence along said property boundary for additional buffer
4. Clarify the number of spaces

Belinski supported, motion carried.

6. New Business:

7. Open Floor:

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8. Adjournment: Motion by Oddy, supported by Clark to adjourn at 7:34 pm. Motion carried.

Respectfully submitted,
Dawn Hadyniak
Deputy Clerk
Sumpter Township