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WHITE LAKE TOWNSHIP

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**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
7525 Highland Road
White Lake, MI 48383
August 16, 2018 @ 7:00 p.m.

Mr. Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Ruggles and Mr. Noble were absent.

ROLL CALL: Steve Anderson - Chairperson
Merrie Carlock
Debby Dehart
Mark Fine
Rhonda Grubb - Secretary
Anthony Noble – Excused
Peter Meagher
Scott Ruggles, Board Liaison - Excused
Joe Seward

Also Present: Sean O’Neil, AICP, Community Development Director
Aaron Potter, DPS Director
Lynn Hinton, Recording Secretary

Visitors: 7

Approval of Agenda

Mr. Meagher moved to approve the agenda as presented. Mr. Fine supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Approval of Minutes

a. July 19, 2018

Mr. Fine moved to approve the minutes of July 19, 2018 as corrected. Mr. Meagher supported and the MOTION CARRIED with a voice vote. (7 yes votes)

Call to the Public (for items not on the agenda)

Mr. Anderson opened the discussion for public comment on items not listed on the agenda.

Sandra Fitzpatrick, 9673 Bonnie Briar, White Lake, indicated that they been sharing a community lot (9510 Buckingham) with neighbors and friends since 1994. They have maintained the lot and have allowed people to come and camp overnight and they have never abused that. All of the sudden, the township has said they cannot use the lot. Their grandkids come and stay with them and now they

57 are told they cannot have overnight visitors on the lot. She doesn't understand why. They are looking
58 for permission to continue using it, as they have been doing since 1994.

59
60 Mr. Anderson stated that they need to make a formal proposal and send it into the Planning Board.
61 Mr. O'Neil indicated that the township has not changed the ordinance so his guess would be that
62 someone may have called and complained. This group cannot give permission, but it could look at
63 changing an ordinance. He suggested beginning the process by putting a letter together requesting
64 that this issue be discussed and consider having the ordinance changed. The township does not
65 grant a use variance unless it has historically done so in the past. Keep in mind that this would also
66 change the ordinance for every other landowner too.

67
68 Ms. Fitzpatrick stated she understands the reason for the ordinance but doesn't understand when this
69 went into effect. They were never aware they were in violation for all these years. Mr. O'Neil asked
70 whether this was a neighbor issue, but Ms. Fitzpatrick didn't think so. She said there are only 2
71 neighbors and they both use the lot too. She will put together a formal letter and submit it to the
72 Planning Department.

73
74 **Public Hearing:**

- 75
76 a. File No. 18-021 Puppy Pirates Dog Camp
77 Location: Located on north side of Highland Road; just west of Pontiac Lake Road,
78 currently zoned (GB) General Business, identified as parcel numbers 12-13-454-
79 021 (8330 Highland Road) and 12-13-454-020 (vacant), consisting of
80 approximately 1.28 acres.
81 Request: 1) Special Land Use Permit
82 Applicant: Mr. Mike Standerwick
83 8330 Highland Road
84 White Lake, MI 48386
85

86 Mr. O'Neil indicated that the request is to use an existing building (formerly San Juan Pools), for a dog
87 daycare. Currently, commercial kennels are allowed as a Special Land Use in the General Business (GB)
88 district however, kennels as we know them do not exist today. These types of uses today are more like
89 dog hotels but the only classification this request can go in is "Kennels". Further, the style of care has
90 changed dramatically over the years. The dogs cannot let themselves out. Our ordinance does not
91 address this type of dog care. The commission is only considering the Special Land Use, the site plan
92 will be reviewed administratively.

93
94 Mr. O'Neil read a portion of the ordinance pertaining to Kennels. He noted that the site abutting the land
95 is zoned R1-C and typical outdoor runs are not allowed. A distinction can be made where animals can be
96 walked on a leash for exercise and this can also be monitored.

97
98 Mr. Standerwick addressed the commissioners. He indicated that the backyard area is 100 ft. from the
99 rear of the building and roughly 5,000 sq. ft. fenced in. There are two fence lines. The first fence line is
100 32 ft. to accommodate small dogs and the other fence line is 80 ft. deep for large dogs.

101
102 Mr. O'Neil added that there is a line that shows vegetation and the fence is adjacent to the property line.
103 There is a narrow area that will stay and then open back up again. The existing gravel area will be for
104 employee parking and they will leave the paved area for customers.

105
106 He referenced McKenna's letter of August 6, 2018. Their letter indicates this use could meet all the
107 standards set forth with conditions and the Planning Commission is also charged with making findings.
108 The site is large enough to accommodate this use but concerns with abutting residential needs to be
109 addressed. Vehicular and pedestrian traffic would be no more hazardous than it is currently and traffic
110 will be reasonable.

111
112 Mr. O'Neil mentioned to the applicant that there is discussion that this might be a drop off point for Skull
113 Island, which the applicant is affiliated with. Mr. Standerwick and Ms. Chipman disagreed and said the
114 site will only support the use discussed this evening. Mr. O'Neil that this is not approximate to a dock and
115 he would be concerned with pedestrians crossing Pontiac Lake Road.

116
117 Also in reference to McKenna's letter of August 6, 2018, there are recommendations to replace the chain
118 link fence with a solid one; eliminate any possible noxious use by reason of dust, noise, etc.; suggest a
119 plan of operation and protocols of policing animals and waste removal; and connection to sewer is
120 necessary, as per Aaron Potter, DPS Director. Any other requirements will be addressed through the site
121 plan process administratively.

122
123 Mr. Standerwick indicated they have two buildings; the front building will be used for grooming and the
124 rear building will be for the day care of the dogs. They have an issue with the water that they will follow
125 up and discuss with Mr. Potter. He has talked with the groomer, who averages 7-10 dogs/day. He would
126 like to get the grooming business up and running as soon as possible.

127
128 Mr. Standerwick continued by stating that the rear building is split into 3 rooms; the back room is 1,000
129 sq. ft. with a door that pulls up. They have talked about how they will operate, by having 2 to 3 people
130 with the dogs at all times. The dogs will be let out every few hours. The hours could be 6 or 7 am until 9
131 or 10 pm. At this time, they have no plans for any overnight kennels. Mr. O'Neil noted for the group that
132 overnight kennels were discussed as a possibility in the future. If the Special Land Use is passed, there
133 has to be a time at night that dogs are in and cannot go back out. Ms. Chipman felt 10pm-6am would be
134 reasonable. Mr. O'Neil cautioned that if they got a lot of noise complaints, they would have to come back
135 and the Special Land Use could be revoked or partially revoked eliminating the overnight kennels. The
136 operational plan needs to address this. Ms. Dehart asked if anyone would be there all night if the dogs
137 stay overnight and Mr. Standerwick responded that there would not.

138
139 Mr. Potter addressed the water issue briefly and indicated the engineers are back working on the site plan
140 for the grinder station. The dog grooming would be 3x the residential units and there is the unlikelihood of
141 the field being able to hold up to the amount of use. He added that this site has a private well.

142
143 The other owners were present this evening as well. Michael Chipman and Katherine Chipman (sister to
144 Mr. Standerwick).

145
146 Mr. Seward questioned the small and large fenced in areas and whether just 1 or 2 people in each area
147 would be enough? Mr. Standerwick responded that it would depend on how the dogs get along. He has
148 it designed to separate sizes, but he will need at least 2 people outside. Right now, the inside is one
149 open room with two smaller rooms 18x20 ft. each. Mr. Chipman added that Camp Bow Wow has a
150 fenced area inside the garage doors with separate exits. They personally haven't gotten that far yet into
151 their plan. Mr. Seward asked how many dogs they anticipate and Mr. Standerwick responded 30-35, at
152 which Mr. Seward was surprised that 2 people can handle this many dogs. Ms. Chipman noted that
153 they, the owners will be on site in addition to the 2 employees.

154
155 Ms. Carlock asked if state agency oversees this type of use and Ms. Chipman stated there was not. Ms.
156 Carlock asked about waste clean-up. Mr. Standerwick indicated that they would have a service take care
157 of this.

158
159 Mr. Fine is concerned with noise bothering the neighbors. Ms. Chipman indicated she has talked to the
160 neighbors and no one is opposed. Further, jets coming from the airport are louder than the dogs would
161 be. Mr. Fine feels the neighbors may be ok now, but if someone moves, a new resident might not be.

162
163 Mr. Anderson stated that they have a plan of what they want, but there is no structure of the application
164 i.e., time of operation; number of employees; what time the dogs will be outside, etc. He wants to
165 understand exactly what the game plan is.

166
167 Mr. Chipman responded that they would request a maximum number of 50 dogs at any given time; hours
168 of operation will be 6:00 am and the dogs will start cycling through outside at 8:00 am. Camp will close at
169 10:00 pm. Mr. O'Neil noted that the decibel level requirement drops at 9:00 pm. Mr. Chipman stated they
170 may have an older dog outside at 9:30 pm. Mr. O'Neil indicated that there is a nuisance ordinance and
171 officers will not go by decibel level, they will stand outside listening for breaches of disturbance of the
172 peace. He does not object to the 6:00 am-10:00 pm window. The spirit is to adhere to the performance
173 standards of the zoning ordinance.

174

175 Mr. Anderson said when looking at parking regulations versus the number of dogs at 50, this might be a
176 problem. Mr. O'Neil thinks parking will be a problem at 50 dogs and they would have to expand the
177 parking lot. Current review from McKenna indicates that parking is adequate for up to 30 dogs.
178

179 Ms. Dehart googled whether there was a norm for square footage per dog and it came back stating 70-
180 100 sq. ft. per dog and 50 sq. ft. for small dogs is preferable. Since this is an indoor area she feels 70-
181 100 sq. ft. for playing purposes is a good starting point. Having 30 dogs would equate to 2,100 sq. ft.
182

183 Mr. Anderson asked how the dogs would be housed inside, whether they are loose or in crates. Mr.
184 Standerwick stated they have crates along the wall and they have enough for 30 dogs. When it's time for
185 the dogs to settle down, they will be crated. Mr. Fine googled MSU Animal Welfare, which indicates
186 kennels should provide 9 sq. ft. average per dog.
187

188 Mr. Meagher asked if they had experience with child day care and Ms. Chipman stated they have
189 experience rotating kids at Skull Island on Pontiac Lake. He feels it would be a nuisance if he were sitting
190 on his patio listening to 30 dogs out at once. Mr. Chipman said he currently sits on his deck and can't
191 have a conversation when the jets fly over.
192

193 Ms. Chipman stated that they are looking to open a business and there is a serious need in this direct
194 area. She is not looking to upset people with barking dogs. They want to run a successful business.
195

196 Ms. Dehart addressed the waste removal. If the dumpster is not emptied regularly there will be flies and
197 odor. Mr. Standerwick noted that Waste Management picks up for Camp Bow Wow and they are
198 checking into to this.
199

200 Ms. Grubb is surprised there isn't regulation with a government agency. She hopes they have a good
201 plan before they get started. Noise, waste and overcrowding are concerns. She would not like to see
202 them have their Special Land Use revoked.
203

204 Mr. Seward asked if there would be any breeding and Mr. Standerwick stated there would not, at least not
205 intentionally.
206

207 Mr. Chipman continued by stated that the grooming is their main service and the day car may be holding
208 dogs for a few hours. A lot of them will be coming and going with grooming.
209

210 Mr. Meagher noted that the commission is in charge of the Master Plan, he questioned whether this use
211 fits in the Planned Neighborhood designation for the area under the Master Plan. Mr. O'Neil responded
212 that one criterium in a Special Land Use is whether it is an appropriate use. Planned Neighborhood has a
213 commercial element, i.e., barber, nail salon, etc. He doesn't think a dog day care is inappropriate. This
214 will be located in the loudest part of the township wedged between the airport and along the county trunk
215 line. This would be one of the few places where it hopefully would not be a problem.
216

217 Mr. Anderson opened the public hearing at 8:17pm.
218

219 Barbara Hendricks, 341 Rail Drive, GA is in favor of the request.
220

221 With no other comments, Mr. Anderson closed the public hearing at 8:19 pm.
222

223 Ms. Carlock stated that she is not ready to do a blanket for overnight care.
224

225 Mr. Anderson asked the following questions and Mr. Standerwick answered:
226

226 Hours of operation: 6am-10pm

227 Maximum number of dogs at a given time: 30

228 Sewer connection: Refer to Aaron Potter

229 Overnight care: Future possibility, but not at the current time

230 Days of operation: 7 days per week
231

232 The site plan will be reviewed administratively and approved by staff and consultants after meeting all
233 requirements. The pathway issue will be addressed internally in the office. Lastly, the Special Land Use
234 attaches to the site plan and the site plan is not done yet.
235

236 **Mr. Seward moved in File 18-021 Puppy Pirates Dog Camp to approve the Special Land Use with**
237 **the following conditions: The hours of operation are 6:00am-10:00pm but that the dogs will not be**
238 **taken out only between 8:00am-9:00pm; that no more than 30 dogs at one time in the boarding**
239 **area; subject to licensing required by the State of Michigan; no overnight boarding of dogs at this**
240 **time; that the kennel be open 7 days per week and subject to meeting administrative requirements;**
241 **of the site plan; reference the August 6, 2018 letter from McKenna Associates' recommendations;**
242 **and make a finding that this is an appropriate use for the property and meets the intent of the**
243 **ordinance. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Anderson –**
244 **yes; Carlock – yes; Dehart – yes; Fine – yes; Grubb – yes; Meagher – yes; Seward – yes. (7 yes**
245 **votes)**
246

247 **New Business:**
248

249 a.
250 Review and discussion of the draft 2019-2024 Capital Improvements Plan (CIP)
251

252 Mr. O'Neil stated that this is the annual update to the CIP. Basically, they have gone through this and
253 gathered information from the departments. There were not many changes. Most projects rolled ahead
254 or were pushed back. Iron filtration is a new project that is up and running.
255

256 Mr. O'Neil indicated there will be a public hearing on this at the September 6, 2018 meeting. Please
257 contact him or Jason Iacoangeli with any questions or comments or changes.
258

259 **Liaison's Report:**
260

261 Mr. Ruggles was not present to give a report.
262

263 Ms. Grubb reported that the Parks & Rec set the Halloween Trunk or Treats event for Saturday,
264 October 20 at Fisk Farm, in conjunction with their event. They are fixing the pathway at Vetter Park,
265 there is a hole that needs repair. They are also fixing cracks in the pathway at Hawley Park. Mr.
266 Iacoangeli is getting quotes on fixing the back of the infield at Vetter Park. They are accepting bids
267 tomorrow at 3:00 pm for the Fisk Farm pathway along Fisk Road. We allotted up to \$85k for that
268 project which includes the pathway, fences, and driveway relocation. The township is also hoping for
269 a grant to support acquiring Brendel campground, and we will have an answer in December. Ms.
270 Dehart asked about the problem with horses on the trails at Bloomer Park. Ms. Carlock responded
271 that they will bring it up at the next meeting.
272

273 Ms. Dehart did not give a Zoning Board report.
274

275 **Director's Report:**
276

277 Mr. O'Neil stated 4 Corners is moving ahead with utilities in the ground; the Ravines on Ormond Road
278 will be coming in at the September 20th meeting. September 6 will be the public hearing for the CIP;
279 and a preliminary hearing and site plan for Reserve at Twin Lakes, who revised their homes, he
280 thinks for the better.
281

282 **Communications:**
283

284 **Next meeting dates:**

- 285 • Regular Meeting – September 6, 2018
- 286 • Regular Meeting – September 20, 2018

287 **Adjournment**
288
289

290 **Mr. Meagher moved to adjourn the meeting at 8:50 p.m. Mr. Fine supported and the MOTION**
291 **CARRIED with a unanimous voice vote. (7 yes votes)**