

Ford River Township Planning Commission
Regular Meeting minutes
Meeting date April 2, 2015

The meeting was called to order at 7:00 p.m. by Chairman Nelson
Present were: Mr. Ciminskie, Mr. Wellman, Mr. Lippens, Mr. Tryan.
Also in attendance: Twenty citizens, and Supervisor Fountaine

Public Hearing – Dave Johnson – Dog Day care kennel. Public hearing opened at 7:02.

Supervisor Fountaine stated that she had comments in support of the kennel from local Veterinarians and from the animal shelter. There was one letter received opposed to the kennel because of potential noise problems.

-A statement was made that the animal shelter has concerns that there are not enough kennels in the local area.

-Question – How will it be built?

There will be a 30' x 40' building and fence. The building will have 2" x 6" walls as well as 4 other elements of soundproofing.

-Question – is there a curfew?

The plan is to be open from 7:00am to 7:00pm, with a 10 to 15 minute outside period at 9:00pm. The property will be manned 24/7. There will also be security cameras.

-Question – How far off the road?

60 feet.

-Question – Hyland golf course is also concerned with noise. Is the soundproofing a proven technology?

No, this will be the only one built like this in this area. The fence will not allow dogs to see golfers so they will not bark.

Comment – I am the closest neighbor and his dogs are not a problem now.

Question – do you plan on training hunting dogs?

This would be done inside the kennel. There would be limited obedience training.

Question – concern about noise?

I train dogs like people train kids – using management and control.

Comment – in favor of the kennel, I need a place where I am comfortable leaving my dogs.

Comment – it is hard to find a place to leave our dog.

Mr. Nelson – we have never had a permit request like this in a neighborhood. What will you do if there are noise problems?

Shut down.

Ordinance section 604 was reviewed and all General Standards were determined to be met. Conditions attached to the permit are: Hours of operation limited to 7:00am to 7:00pm with additional outdoor time from 9:00pm to 9:15. Additionally, if more than one complaint is registered within a 30-day period the issue will be addressed. If there are repeat complaints within 6 months of the a first complaint the kennel can be required to shut down. The special use will end if the property is sold.

A motion to grant the permit with conditions by Mr. Tryan Seconded by Mr.Lippens, Unanimous approval.

A motion was made by Mr. Tryan, seconded by Mr. Lippens to close the Public Hearing. Unanimous approval.

Public hearing closed at 7:45.

Public Comment on agenda items –None

Minutes

Planning Commission meeting minutes of March 5, 2015 were approved on a motion by Mr. Lippens, seconded by Mr. Tryan. Unanimous approval.

Permits – None

Unfinished Business –

CUPPAD is still working on changes to resolve zoning map concerns.

- Zoning map questions. It is impossible to determine exact zoning boundaries with our current maps.
Some sections of the map where there are zone changes can be blown up to much larger scale.
Add dimensions and/or standard statement on dimensions.

New Business –

Victorson – question about having a guesthouse on his property along with the primary residence? This would be a violation of section 405 of the Ordinance. A guesthouse would be considered a second residence and only one residence is allowed on a property. Since the property on question was part of the Brotherton Resort it is grandfathered in that there can be rental cabins on the property as a non-conforming use. No new, or expansion, of the existing cabins can be done. The existing cabin could be improved but cannot be totally replaced. To continue the non-conforming use the property must not have discontinued the con-conforming use for a continuous period of 18 months.

Thorsen – operating a body shop in a home. A letter has been sent to informing him of the violation.

Communications –

MSU is offering several training classes. There is one class in Escanaba on May 29. Supervisor Fountain will check with the Township Board for funding.

Public Comment –

-Does the new cell phone tower (Houle property 199') need a fence as large as the tower is tall? No. The requirement on towers is that they must be contained within the property they are on if they fall. The fencing requirement is to keep people away from the tower and equipment.

-Can a list of non-conforming private roads be compiled? This will be added to the parking lot list.

-Should we have a list of non-conforming uses?

-The County just approved a dog kennel with the condition that one call will trigger a shut down.

A motion to adjourn was made by Mr. Lippens, Second by Mr. Ciminskie. Unanimous approval.
Meeting adjourned at 8:50 pm.

Parking Lot items

Monitor / review the Master Plan. (Review in 2019)

Consider the possible re-zoning of Jaeger road to RR from the R-2 due to typical use in the area

Re-word Commercial definitions.

Marihuana Ordinance - review as law is clarified.

Consider adding condominiums as allowable use.

Wind generators

Review private airstrip regulation

Create a list of non-conforming private roads.

