

MINUTES

REGULAR MEETING OF THE BRUCE TOWNSHIP PLANNING COMMISSION

May 27, 2009

Chairman Scott called the regular meeting of the Bruce Township Planning Commission to order at 7:30 p.m. in the Bruce Township Hall.

MEMBERS PRESENT: Ken Scott, James Carnago, Paul Okoniewski, Ron Walker, Karol Regius and Mike Tremblay

MEMBERS ABSENT: Gary Hellebuyck

OTHERS PRESENT: Todd Morton, Gary Wardosky, Don Hook, Chris Grey, Chris McLeod-Community Planning and Kimberly Streeter as recording secretary.

The Pledge of Allegiance was recited.

MINUTES: Moved by Okoniewski, seconded by Tremblay to accept the minutes of the April 22, 2009 regular meeting as presented.

Yes: All

No: None

MOTION CARRIED

AGENDA: Moved by Okoniewski, seconded by Walker to accept the agenda of the May 27, 2009 regular meeting as presented.

Yes: All

No: None

MOTION CARRIED

PUBLIC COMMENTS RELATIVE TO SUBJECTS NOT ON THE AGENDA:

None at this time.

PUBLIC HEARINGS AND REVIEWS:

DOG RANCH SPECIAL LAND USE-PUBLIC HEARING:

Todd Morton, the owner of the Dog Ranch, was present to address the Planning Commission and request approval to build a state of the art addition to use for storage, future dog runs and an indoor play yard for small animals during inclement weather. He plans to demolish the old 30 x 40 barn that is currently on the site as soon as he receives approval to construct a new building.

Mr. McLeod read comments from Community Planning. McLeod noted that an approval would make the Dog Ranch one of the largest kennels in north Macomb County.

Chairman Scott stated that he had visited the location and was very impressed with the excellent condition and spotless facility on the site. He had no objection to the use, but was concerned about the size of the addition. He also noted that elevation drawings were necessary and would need to be submitted.

Commissioner Regius gave a historical background of the Dog Ranch and noted that she had received no complaints during her term as Township Clerk regarding barking after Mr. Morton had taken over ownership of the business. Kim Streeter confirmed that no additional barking complaints had been received in the township office.

Trustee Walker raised questions regarding septic concerns, additional indoor plumbing needs, the onsite pond, greenbelts, and parking calculations. Mr. Morton stated that no additional plumbing needs are necessary for the 12 outside runs.

Chairman Scott opened the Public Hearing at 7:53 p.m.

Mr. Gary Wardosky, 12386 Ebeling Rd, Romeo, MI, questioned how many additional dogs would be on the site, and how chemicals and cleaning supplies would be handled/disposed of. Mr. Morton stated that 40 additional dogs would be added and that the Macomb County Animal Shelter and Health Department regularly check his business. Mr. Wardosky stated that he rarely hears any barking coming from the location.

Mr. Don Hook, 70750 Eldred Rd, Romeo, MI, stated that his animals received wonderful care when they were at the Dog Ranch.

Commissioner Tremblay noted that the requested size is significantly larger than what the accessory building ordinance allows, but that size can be addressed by the Planning Commission as a condition of the Special Land Use.

Motion by Tremblay, seconded by Okoniewski to postpone the public hearing until the next meeting and postpone a decision until additional information is

submitted including; elevation drawings, measurements for adequate parking, greenbelt screening on lot lines, septic area requirements relative to the Macomb County Animal Control, information regarding additional runs, and showing the pond on the site plan.

Yes: Scott, Carnago, Regius, Okoniewski, Walker and Tremblay
No: None
Absent: Hellebuyck

MOTION CARRIED

COMMUNICATIONS:

Chairman Scott informed the Commissioners that the MTA would be holding a seminar regarding "Smart Strategies Dealing With Undesirable Land Uses" on July 8, 2009 in Frankenmuth.

UNFINISHED BUSINESS:

WALNUT GROVE-CLOSE OUT DISCONTINUED PROJECT:

EAGLE RIDGE-CLOSE OUT DISCONTINUED PROJECT:

ROSE LANE-CLOSE OUT DISCONTINUED PROJECT:

Chairman Scott stated that he and Kim Streeter were continuing the process of officially closing out old and discontinued projects. Streeter had mailed out letters (via first class mail) to the project developers and stated that no verbal or written information/communication was received in regards to the noted projects. Motion by Carnago, seconded by Okoniewski that Walnut Grove (application dated 9/2/05), Eagle Ridge Estates (application dated 8/31/05), and Rose Lane/Ray Kalinowski (application dated 3/16/05) be closed out as it appears that the developers have abandoned the projects and that the requests are voided.

Yes: All
No: None

MOTION CARRIED

NEW BUSINESS:

NORTH BRANCH OF THE CLINTON RIVER SUB WATERSHED

MANAGEMENT PLAN: Mr. McLeod informed that Commissioners that there will be a master plan developed for each section of the Clinton River. Each segment/section will be cleaned up with the hope of joining all sections together. Each section will be assessed for pollutants and a cleanup plan will be developed, if needed. The watershed management team will be meeting with local officials about their findings in the future.

SPECIAL LAND USE DATELINE LIMITATIONS/ABANDONMENT

DISCUSSION: Discussion regarding the current special land use time line/limitation was held. The Commissioners agreed that an amendment to lengthen the time line was needed. Mr. McLeod will bring back amendment

language. A letter will be sent to the Bible Truth Apostolic Church noting that the time line for their special land use approval has long since passed.

REPORTS OF COMMITTEES AND CONSULTANTS:

None at this time.

COMMENTS FROM COMMISSIONERS: The Commissioners questioned the status of the burned out building located on Fisher Road. Trustee Walker stated that the building will be demolished within 1 ½ weeks.

Commissioner Carnago informed the Commissioners how other communities are dealing with invasive phragmite plants.

ZBA Member Don Hook was present and noted his concern regarding a recent ZBA variance request involving a 200' setback requirement. He stated that no other property in the township, except those properties regarded as a large scale recreation Special Land Use, are currently required to have a 200' setback and inquired if it would be appropriate to amend the ordinance. The Commissioners reviewed the existing ordinance and verified that the current ordinance gives the Planning Commission the ability to modify the setback requirement without a ZBA variance. The Commissioners felt that no change in the ordinance was needed at this time.

Planning & Zoning Coordinator Kim Streeter informed the Commissioners that a recent request regarding the Planning Commission process for the Simpson Park Special Land Use soccer use was received. More information will follow soon.

PUBLIC COMMENT RELATIVE TO SUBJECTS ON THE AGENDA:

None at this time.

The meeting was adjourned at 8:45 p.m.

James Carnago
Secretary

Kimberly A. Streeter
Recording Secretary