

**AGENDA**  
**Augusta Charter Township**  
**Regular Planning Commission Meeting**

**NEW LOCATION**

\*\*\*Lincoln Senior Center\*\*\*  
8970 Whittaker Road  
(West entrance of Brick Elementary)  
Ypsilanti, MI 48197  
July 19, 2023  
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hamill, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Planning Commission Meeting Minutes from June 21, 2023 Regular Meeting
6. **Public Hearings**
  - a. **SU 23-01 Jessica’s Place Doggy Daycare & Boarding - 11184 Butler Road (T-20-24-200-036)** – request for special land use approval for a commercial kennel.
7. **Business Items**
  - a. **SU 23-01 Jessica’s Place Doggy Daycare & Boarding - 11184 Butler Road (T-20-24-200-036)** – request for special land use approval for a commercial kennel.
  - b. **Master Plan Resolution of Approval**
8. **Public Comment**
9. **Communications**
10. **Adjournment**

**Draft**  
**AGENDA**  
Augusta Charter Township  
Regular Planning Commission Meeting  
8970 Whittaker Road  
Ypsilanti, MI 48197  
June 21, 2023  
6:30 PM

**1. Call to Order**

The meeting was called to order by Chair Yurk at 6:30 PM.

**2. Pledge of Allegiance**

Chair Yurk led Pledge.

**3. Roll Call and Recognition of Visitors**

In Attendance: Robert Yurk, David Hall, Linda Spence, Dan Woolf, Janet Buxton and Richard Hamill. Absent: Paul Rawlins. Planner Laura Kreps was also in attendance.

**4. Approval of Agenda**

Spence made the motion to approve agenda supported by Hall. Motion carried unanimously.

**5. Approval of Minutes**

Spence made the motion to approve minutes from May 17, 2023 Planning Commission Meeting, support by Hall. Motion carried unanimously.

**6. Public Hearings**

a. **RZ-23-01 Redwood USA, LLC – 7171 Willis Road (T-20-04-300-007)** – request to rezone the subject property from AR, Agriculture Residential to MR, Multiple Family Residential.

Hall motioned to open Public Hearing supported by Woolf. Public Hearing opened at 6:35. Residents commented, asked questions and voiced concerns. Traffic, infrastructure and preserving the rural character of the township were the main points of concern.

Pete Hafler (Oak Rd.)

Tim McCormack (Hitchingham Rd.)

Dwight Gentz (Longmeadow Ln.)

Ryan Ward (Chambord Dr.)

Teresa Kovalak (Hitchingham Rd.)

Susan Krussell (Normandy Ln.)

Rob Scott (Hitchingham Rd.)

Kim Berardi (Hitchingham Rd.)

Candice Youtsey (Hitchingham Rd.)

Donald Blasiak (Willis Rd.)

Tracy Gamboe (Pitman Rd.)

Kim Scott (Hitchingham Rd.)

Rodney Taylor (Talladay Rd.)

Cath Howard (Willow Rd.)

Lydia Kwon (Fieldcrest)

The Planning Commission received four written letters from Wendy Albers, Kim Beradi, Don & Lucille Blasiak and Timothy & Lisa McCormack. (Attached) Three of the four authors were in attendance and deemed it unnecessary to read aloud. Chair Yurk read the letter of Wendy Albers who was not in attendance. Spence made the motion to close Public Hearing supported by Hall. Public Hearing closed at 7:56.

**7. Business Items**

**a. RZ-23-01 Redwood USA, LLC - 7171 Willis Road (T-20-04-300-007) -**  
request to rezone the subject property from AR, Agriculture Residential to MR, Multiple Family Residential.

Emily Engelhart representing Redwood USA, LLC gave an informative presentation of what they do and answered questions.

Hall motioned to send to the Board to recommend approving rezoning, supported by Spence. Roll Call: Ayes: Hall, Hamill, Spence, Yurk. Nays; Buxton, Woolf. Absent: Rawlins. Motion Passed 4-2.

**8. Public Comment**

Rodney Taylor (Talladay), voiced concerns with Mitchel's Storage. Dwight Gentz (Longmeadow Ln.) expressed better communication with residents would be helpful.

**9. Communications**

None

**10. Adjournment**

Spence motioned to adjourn supported by Hall. Motion carried unanimously. Meeting was closed at 8:56 PM.

6-20-23

Hello.

My name is Wendy Albers and I have lived in the Township since 1997. Two areas that have remained constant in this township are the desire to keep it rural while trying to elevate the tax base for the community.

I am not in support of property on Willis Road being rezoned to create a community of rental homes. The biggest reason is because renters are not permanent members of a community. I initially thought this property was for lower income people but have been told the rent will be as large as many mortgages (at least it's higher than mine anyway!). I was opposed to another low-income development given the number of mobile home communities in the township already. So, while that is not the case, I still believe if a new "subdivision" is wanted, it should be for people that want to establish roots in the township.

The tax base needs to be raised through a more robust "downtown" in my opinion. Has the board talked to/observed other communities? Milan has done a great job at revitalizing their downtown. I know Willis does not (yet) have the same type of infrastructure but what could a downtown look like for us to help with taxes? Has anyone from the board attended any conferences dedicated to small townships? We need a nice variety of places that will attract people to visit and spend their money. A micro-brewery, bed and breakfast, coffee shop, dedicated farmer's market that is open on an afternoon during the week (like Pittsfield and Ypsi townships), and another type of restaurant are what comes to mind initially for me.

The old saying rings true, "If you build it, they will come". Whatever happens to the land on Willis will probably end up being occupied but is it the best direction for August Township? We want people to attend our schools, churches, and shop at the businesses we do have already, and we want people invested in the township's future. If this is the belief of the Board too, will renters solve for this?

Thank you in advance for considering my point of view. I am also happy to volunteer my time in any way to help work on solutions for the township.

Respectfully,

Wendy Albers

A handwritten signature in blue ink, appearing to read "Wendy Albers", with a long horizontal flourish extending to the right.

June, 20, 2023  
Augusta Charter Township Planning Commission  
PO Box 100  
Whittaker, MI 48190-0100

Planning Commission:

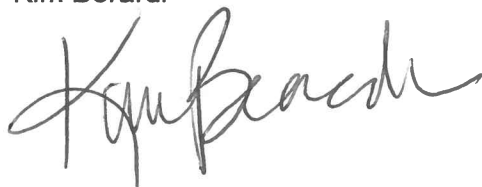
I am writing to you regarding the public hearing for rezoning of the property on 7171 Willis Road to MR, Multiple Family Residential. I do not think that apartment housing or multiple family housing is a good option for this property.

I have lived in this area most of my life, attended Lincoln School and then raised my children in this community. I have enjoyed this area for being close to schools, stores, restaurants and other places that make life more comfortable. But yet what is more important is the "country, neighborly feel" of the community. Your proposal seems out of place for this property and raises some valid concerns for my family. I have seen the area grow from what was field crops to become Greene Farms, Millpointe, Amberly Gove, Whittaker Village, Lincoln Pines and Belle Meade Subdivisions. While I realize that growth is important and that it brings change to the area. There are other concerns, with this growth in the amount of people potentially added in the community. Hitchingham Road is known for fast and reckless driving, many of these being teens when going to and from school. I personally have had property damaged on a few occasions from these accidents. Also, Hitchingham Road is a dumping ground for all those in the local subdivisions to get rid of their yard waste, unwanted items when they move, or anything else that should go in a dumpster. I do not see this changing with more people only getting worse with adding more homes in the immediate vicinity. As it stands now the traffic is congested on Willis Road being a main thoroughfare for Belleville-US 23 and Lincoln School campus. Again adding more homes or apartments would add to this traffic congestion. Apartment housing, although affordable, is more transient, and that is a concern. This means that people will be moving in and out on a consistent basis, which lends to social problems and the loss of the "country, neighborly feel" of the community. In turn, may cause a loss in property values. Public services are limited in Augusta township, we depend on the State Police and the Augusta Township Volunteer Fire Department. These departments have served us well. But an apartment complex/multiple family housing will add to the demand on their departments and taxing their staff.

I understand the need for growth and improving the community, I would like to see this property used for something that would benefit the existing community. I realize that there is no profit in having a park or a place to play for the families in the community. But that is what is needed, adding something that would support the current community and not create more demands.

Thank you for your consideration of my concerns.

Sincerely,  
Kim Berardi

A handwritten signature in cursive script, appearing to read "Kim Berardi".

To whom it may concern,

We Donald & Lucille Blasiak live at 6935 Willis rd. In 1963 my wife and I after a 2 year battle with the health department were allowed to build our home. Augusta Twp was not our first choice. However to help out a fellow believer we purchased the 40 acres along with my Sister & brother-in-law both of us being builders we thought we could develop the property with no success.

Now that we have been in the Township 60 years we can't think of a better place to build a home. Hopefully we have kept our place up to township standards. Now that our daughter and her husband live behind us they help us take care of some of our needs now that we are in our late eighties.

Now for our concerns:

1: Is the traffic on Willis rd especially when school is in session. Some times it takes us 8 minutes or more to get out of our driveway. I am sure building apartments would bring more traffic. Willis rd right now is like a race track. I have a example I can share.

2: How would changing the zoning affect the property values etc.

3: ?

Comments:

It has been sad to see the driving range come to its end. I always enjoyed the long ball contest. Or a husband teaching his wife how to hit the ball. Or see some of the school kids come and practice. But then I got to wondering what does Augusta provide for families to do things together and be close. You go down Platt road and York has soccer field you go further and Pittsfield has a couple soccer fields. What does Augusta have?

I'll try to think of more.

Thanks:

Don & Lucille

June 10, 2023

Augusta Township Zoning Board of Appeals  
8021 Talladay Road  
Whittaker, MI 48190-0100

Dear Zoning Board,

I am writing to express my strong opposition to the proposed rezoning of 7171 Willis Road.

We own a historic house on three acres adjacent to and directly north of the property petitioning for rezoning. The house was built in 1831 by one of the original settlers to the area, the Campbell family. Throughout the years we had been given assurances that future development would provide for a buffer between rural residential areas and dense housing.

The master plan (or at least the draft) published in August 2022 reiterated that commitment in stating that multi-family residential zoning was best situated near the towns of Willis and Whittaker. The rezoning of the 7171 Willis Road property would be devastating for several reasons:

1. The allure and value of our house (and our neighbors) would drop dramatically. A 192 year old historic farmhouse next to a condos unit or apartments?
2. The traffic near the school is already heavy and the additional traffic from a multi-family residential unit would be dangerous to both students and parents.
3. This section is home to large amounts of wildlife (geese, deer, etc.) displaced by the building of the subdivision across from the school.

While the local community may be unable to prevent development, the township's master plan appeared to assure an orderly transition from larger acreage rural housing to more dense housing. A multi-family residential rezoning for this property would be inconsistent with that plan.

I urge you to disapprove the proposed rezoning.

Thank you for your continued service and support of our communities.

Best regards,

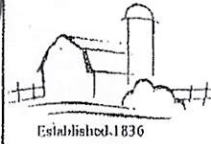


Timothy and Lisa McCormack  
8875 Hitchingham  
Ypsilanti, MI 48197



RECEIVED  
JUN 20 2023

BY: W  
STAMP RECEIVED



### Application for Special Land Use

Augusta Charter Township  
8021 Talladay Road, P.O. Box 100  
Whittaker, MI 48190  
Phone 734-461-6117, Fax 734-461-6379  
www.augustatownship.org

STAMP PAID

TOWNSHIP FILE  
SLU - 23-01

RELATED FILES  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

PAYMENT INFORMATION  
Escrow Deposit: \$2,000.00  
Fee: Residential Use \$200.00 Non-Residential Use \$300.00  
Amount Paid \$ 2200.00  
Paid Via:  Cash  Check # 1124  
Rec'd By LL Receipt # 91561 + 91562  
G/L # 101-000-216-217

### GENERAL INFORMATION

Name(s) of Legal Property Owner(s) Jessica OBryan  
Street Address (Street # & Name or P.O. Box) 1184 Butler Rd  
City Willis State MI Zip 48191 Email frayjessica95@gmail.com  
Phone 734 270 2904 Fax \_\_\_\_\_ Cell 734 346 9470  
Name of Petitioner (if Different from Owner) \_\_\_\_\_  
Company \_\_\_\_\_ Interest in Property \_\_\_\_\_  
Street Address (Street # & Name or P.O. Box) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Cell \_\_\_\_\_

### SPECIAL LAND USE INFORMATION

Name of Project: Jessicas Place doggy daycare + Boarding LLC  
Description of Project: Dog Boarding Facility  
 Pre-Application Conference held with Planning Commission Date \_\_\_\_\_  
Zoning of Property: AG  Proposed Use is Permitted in Zoning District  
General Location of Property Behind Garage (out of sight from the road)  
Tax I.D. Number(s) T-20-24-200-036 Land Area (in acres) 5

### SUBMISSION REQUIREMENTS

Legal Description is attached  A copy of all the property's Deed Restrictions is attached  
 A Site Plan has been submitted for review concurrent with this application for Special Land Use  
(Reference Zoning Ordinance, Article 4)



**SPECIAL LAND USE FINDINGS**

The following factors are considered by the Planning Commission in making determinations on proposed special land uses. Describe how the proposed use establishes each of the following (use a separate sheet if necessary):

1. Will be harmonious and in accordance with the general objectives, and any specific objectives, of the Augusta Township Master Plan:  
Yes I will stay following the guidelines presented by the township
2. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area:  
Boarding Facility is out of sight of their road, attached behind my garage, waste will be picked up daily, all animals will be closely monitored
3. Will not be hazardous or disturbing to existing or future neighboring uses:  
facility is further than 150 feet to adjacent properties and shall not be a disturbance
4. Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole:  
My Boarding facility will make a great improvement to the township, and create more customers for local facilities
5. Will be served adequately by essential public services and facilities, or such services and facilities will be provided by the individuals responsible for the establishment of the proposed use:  
Property will be kept clean and non hazardous to neighbors nearby.
6. Will not create excessive additional requirements or public costs for public facilities or services and will not be detrimental to the economic welfare of the Township:  
I believe my facility will benefit the economic value of the township
7. Will be consistent and in accordance with the intent and purposes of this Ordinance:  
Yes, everything will stay up to date with all requirements needed for commercial kennel licensing

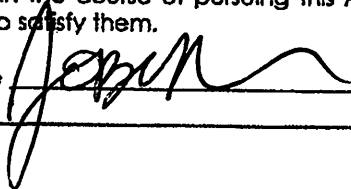
**AFFIDAVIT**

**By submitting this application, authority is given to Township representatives to physically view and inspect the property.**

The undersigned says that (s)he is the Petitioner involved in this Application, and that the foregoing answers and statements herein contained, and the information herewith submitted are, in all respects, true and correct to the best of his/her knowledge and belief.

Petitioner Signature \_\_\_\_\_ Date \_\_\_\_\_

-----  
If the Petitioner and Property Owner are NOT the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature  Date 6/20/23

**IMPORTANT NOTICE**

The Augusta Charter Township Board of Trustees, at their May 24, 2005 meeting, adopted the resolution "adopting a ten percent (10%) fee for Zoning Administration. The fee will be added onto the new currently monthly charges."

The Augusta Charter Township Board of Trustees, at their June 14, 2005 meeting, directed the Clerk's office to invoice applicants, with either new applications and/or applications pending at the effective date of this motion, the costs incurred for engineering, planning and legal services provided by the township in excess of funds deposited by the applicant for this application. The applicant shall reimburse the township for the cost overruns within 30 days of their approval otherwise the approval shall be revoked.

The Augusta Charter Township Board of Trustees took action on January 3, 2008, directing the Clerk's Office to issue STOP Work Orders and subsequent RESUME Work Orders to the township's development review professionals (Engineer, Planner and Attorney).

STOP Work Orders will be issued by the Clerk when the escrow balance on the month end invoice falls below the established \$2,000.00 minimum balance. Notice of the deficient escrow balance is located on the invoice.

RESUME Work Orders will be issued by the Clerk contingent upon receipt of email notification from the Treasurer that (A) a payment has been made and (B) has cleared the bank within 5 business days and (C) that the amount of the deposit was sufficient to bring the escrow balance above the established \$2,000.00 limit.

If you have any questions about the escrow deposit and minimum balance requirement, STOP Work Orders or RESUME Work Orders, please contact the Township Clerk, Kathy Giszczak, at 734-461-6117, ext. 201 or via email to [kgiszczak@augustatownship.org](mailto:kgiszczak@augustatownship.org).

**SUBMISSION**

Date Rec'd. 6/20/23 by U

- Application form completed and signed by the Petitioner and/or Property Owner.
- Application form accompanied by Preliminary Site Plan application.
- Twelve (12) copies of all plans and supplemental information provided.

*Applications must be received twenty-eight (28) days prior to the next Planning Commission meeting to be eligible for placement on the agenda.*

**PAYMENT**

Escrow Deposit: \$2,000.00  
 Fee: Residential Use \$200.00  
       Non-Residential Use \$300.00  
 Total Amount Paid \$ 2200.00  
 Paid Via:  Cash  Check # 1124  
 Rec'd By U Receipt # \_\_\_\_\_  
 G/L # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**FILING**

*For all new applications, a Township file number must be assigned and a new file must be created.*

- Township File No.: SLU - 23 - 01
- Related Township Files cross-referenced
- Application tracking spreadsheet updated
- Original application and one copy of all materials retained for Township File
- One copy of all materials delivered to:
  - Township Engineer for review
  - Township Attorney for review
- Nine copies of all materials delivered to Township Planner for review and distribution to the Planning Commission to set Public Hearing Date
- Copy of application, with copy of payment, forwarded to Clerk

**PLANNING COMMISSION ACTION**

Date of first PC Agenda: \_\_\_\_\_  
 Date of Public Hearing: \_\_\_\_\_

*Notice of public hearings for special land uses must be published in the newspaper five (5) to fifteen (15) days prior to the hearing, and distributed to the owners and occupants of all properties within 300 feet (if the subject property is zoned SR-1, SR-2 or LR) or 500 feet (if the subject property is zoned any other designation).*

- Legal Notice of Public Hearing delivered to newspaper for publication.  
Date of publication: \_\_\_\_\_
- Legal Notice of Public Hearing distributed to owners and occupants of surrounding property (see above). Date: \_\_\_\_\_  
(List of recipients to be included in Township File.)
- Notice posted at Township Hall.  
Date: \_\_\_\_\_

The following groups have provided reviews, which are included in the Township File.

Planner     Engineer     Attorney

Other \_\_\_\_\_

Planning Commission Action (Choose One):

- Approved                      Date \_\_\_\_\_
- Approved w/Conditions (Description Attached)  
Date \_\_\_\_\_
- Denied                              Date \_\_\_\_\_

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PC Secretary Signature \_\_\_\_\_ Date \_\_\_\_\_

- Copy of PC Action included in Township File
- All conditions of plan approval addressed
- Special Land Use Agreement prepared and executed by Township
- Special Land Use Agreement executed and recorded with the Washtenaw County Register of Deeds by Petitioner
- Recorded copy included in Township File
- Final Invoice Received
- Copy of application to Assessor

DATE: 06/20/2023

RECEIPT #: 91561

RECEIVED OF: 11184 BUTLER RD

CASHIER: LLITTLE

TOTAL RECEIVED: 2,000.00

COMMENTS:

REC'D LORI

06/20/23 - DOG BOARDING FACILITY

SLU-23-01 11184 BUTLER

	DESCRIPTION	AMOUNT
MISC	MISCELLANEOUS	2,000.00
	Tendered: Checks 1124	2,000.00

Signed: \_\_\_\_\_

DATE: 06/20/2023

RECEIPT #: 91562

RECEIVED OF: 11184 BUTLER RDDOG BOARDING

CASHIER: LLITTLE

TOTAL RECEIVED: 200.00

COMMENTS:

REC'D LORI

06/20/23 - DOG BOARDING FACILITY

SLU-23-01 11184 BUTLER

	DESCRIPTION		AMOUNT
ZNCMP	11184 BUTLER RD JESSICA'S		200.00
	Tendered: Checks	1124	200.00

Signed: \_\_\_\_\_



# WASHTENAW COUNTY OFFICE OF THE SHERIFF



2201 Hogback Road • Ann Arbor, Michigan 48106-8782 • OFFICE (734) 971-8400 • FAX (734) 971-8248 • EMAIL [sheriff@co.washtenaw.mi.us](mailto:sheriff@co.washtenaw.mi.us)

JERRY L. CLAYTON  
SHERIFF

MARK A. PTASZEK  
UNDERSHERIFF

## KENNEL INSPECTION

1. NAME JESSICA

734-346-9470

4. NUMBER OF DOGS

ADDRESS 11184 BUTLER RD

a. Males \_\_\_\_\_  
b. Females 7  
VARIOUS

2. DATE OF INSPECTION 6/20 @ 930

3. PRIMARY BREED VARIOUS

### 5. SANITATION AND CARE

RV  
Board  
DHP

	YES	NO
A. Are dogs kept clean?	<u>X</u>	_____
B. Are runs kept clean?	<u>X</u>	_____
C. Are fecal materials properly disposed of?	<u>X</u>	_____
D. Is refuse properly disposed of?	<u>X</u>	_____
E. Is the apparent condition of the dogs good?	<u>X</u>	_____
F. Is pest (flies & rodent) control adequate?	<u>X</u>	_____

### 6. ADEQUATE SHELTER

A. Shade in summer?	<u>X</u>	_____
B. Shelter from precipitation?	<u>X</u>	_____
C. Shelter from cold?	<u>X</u>	_____

### 7. RUNS AND CAGES

Kenel - soil

A. Are units large enough for free movement?	<u>X</u>	_____
B. Are there too many dogs per unit?	_____	<u>X</u>
C. Are units properly cleaned?	<u>X</u>	_____
D. Is ventilation adequate?	<u>X</u>	_____
E. Is food and water available?	<u>X</u>	_____

### 8. IS KENNEL A NUISANCE/HEALTH HAZARD TO THE AREA?

X \_\_\_\_\_

### 9. DISEASE CONTROL

A. Is there proper food storage?	<u>X</u>	_____
B. Are there sick dogs?	_____	<u>X</u>

C. Name and address of veterinarian?  
Dr - BENEVISE

### 10. TOWNSHIP ZONING APPROVAL. (ATTACH COPY OF APPROVAL)

\_\_\_\_\_

### 11. A LICENSE SHOULD/SHOULD NOT BE ISSUED. (CIRCLE ONE)

12. REMARKS: \_\_\_\_\_

COPY RECEIVED BY:

OFFICER:

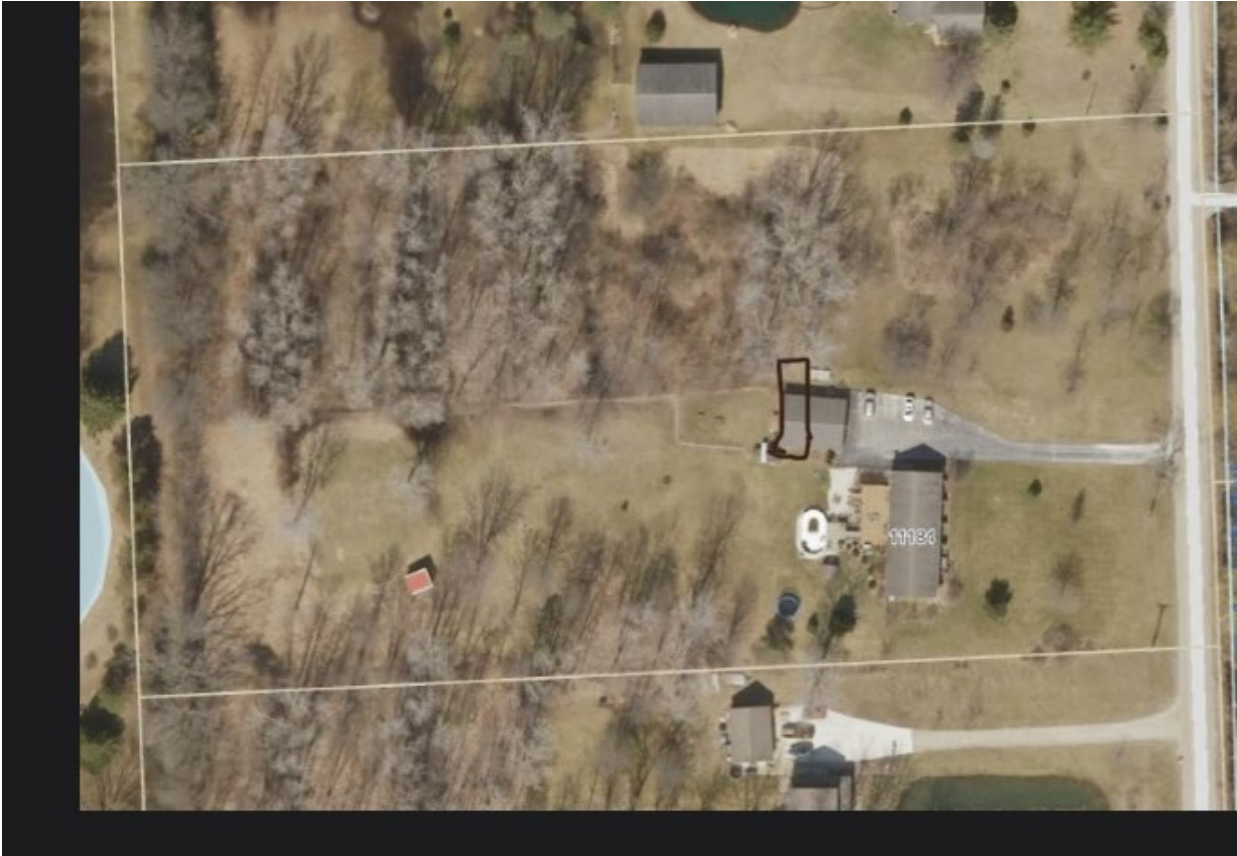
LOWHORN - 2646

~ Mission ~

"To provide our community with a solution driven approach to public safety,  
built upon a proud history of professionalism and mutual respect."

**From:** [Jessica Frye](#)  
**To:** [Laura Kreps](#)  
**Subject:** Re: Jessica's Place Doggy Day Care  
**Date:** Tuesday, July 11, 2023 5:04:07 PM

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Please let me know if the attachment came through this time. Thank you!

On Jul 11, 2023, at 12:32 PM, Laura Kreps <[lkreps@cwaplan.com](mailto:lkreps@cwaplan.com)> wrote:

Thanks, Jessica. However, there was no attachment/photo to this email. Can you please provide some other way?

<[image004.png](#)>

**Laura K. Kreps**  
Senior Associate, AICP  
Phone: 734-662-2200  
117 N. 1<sup>st</sup> Street, Suite 70, Ann Arbor, MI 48104  
<[image005.png](#)>  
<[image006.png](#)>

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**From:** Jessica Frye <[fryejessica95@gmail.com](mailto:fryejessica95@gmail.com)>  
**Sent:** Monday, July 10, 2023 8:45 PM





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 11, 2023

## Special Land Use For Augusta Township, Michigan

**Applicant:** Jessica OBryan

**Project Name:** Jessica’s Place Doggy Daycare & Boarding, LLC

**Plan Date:** N/A

**Location:** 11757 Whittaker Road  
(T-20-22-300-010)

**Zoning:** AR, Agricultural / Residential

**Action Requested:** Special Land Use Approval

**Required Information:** As noted in review.

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to provide a commercial kennel – doggy daycare and boarding at their residence located at 11184 Butler Road. The property is zoned AR, Agriculture Residential and contains 5.18 acres with a single-family home and detached garage.

Commercial kennels are allowed as a special land use in the AR, Agricultural / Residential zoning district.

**Figure 1. Aerial Photograph**



**LAND USE, ZONING, AND MASTER PLAN DESIGNATIONS**

The zoning, land use and Master Plan designations of the subject site and surrounding properties is provided in Table 1, on the following page:

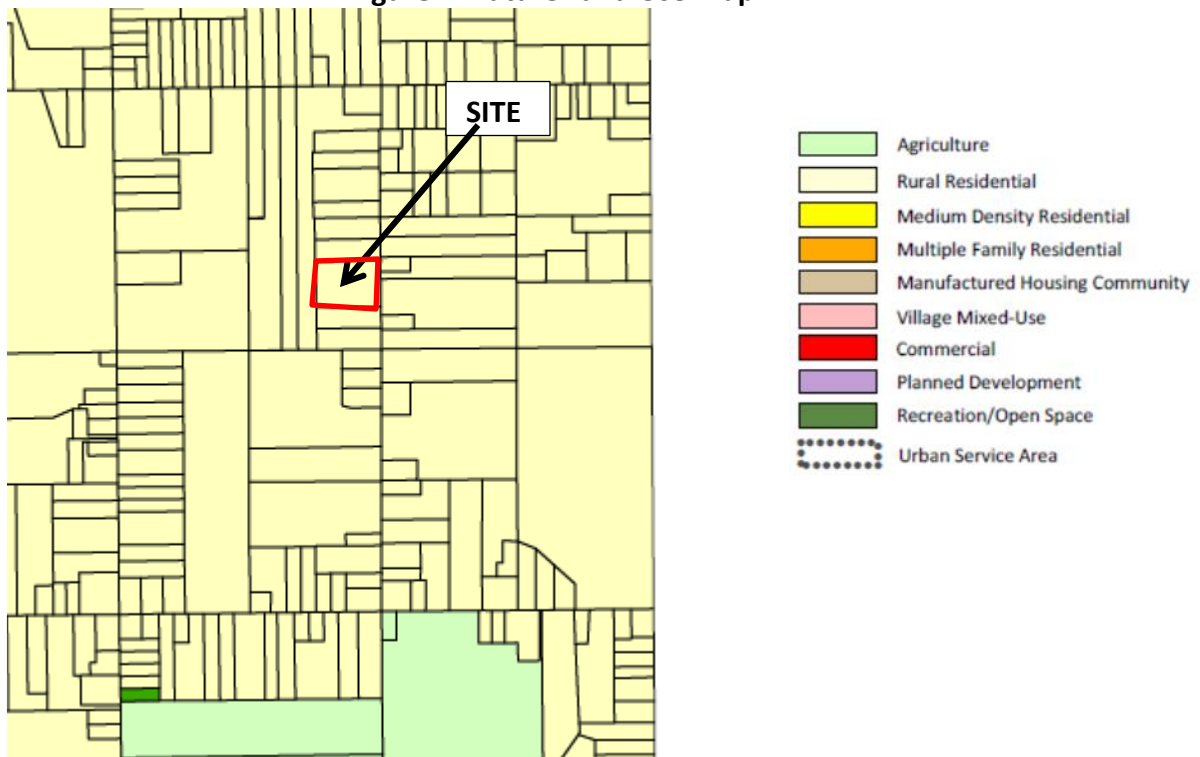
**Table 1**  
**Zoning, Land Use and Master Plan Designations**

	Subject Property	North	South	East	West
<b>Zoning</b>	AR	AR	RR	AR	AR
<b>Land Use</b>	Residential	Residential	Residential	Residential	Residential
<b>Master Plan</b>	Rural Residential	Rural Residential	Rural Residential	Rural Residential	Rural Residential

The subject site and the surrounding area are mainly large lot single-family residential uses. The subject site and the surrounding area are categorized as Rural Residential on the Future Land Use Map. The Rural Residential land use category is intended to accommodate low density single-family residential housing in areas not intended to be serviced with sanitary sewer and water services. This category is designed to preserve a predominately rural character, including agricultural operations.

The Rural Residential land use classification coincides with the AR zoning district which this property and the surrounding area are zoned.

**Figure 2- Future Land Use Map**



The applicant has not provided specific information related to the operation of the business, such as hours of operation, number of employees, number of dogs, etc.

Based on the limited information provided as part of the special land use submittal. We are unable to determine if the proposed use complies with the Master Plan.

**Items to be Addressed:** *Provide operational information associated with the proposed use in order to determine compliance with the Master Plan.*

### SPECIAL USE CONSIDERATIONS – BASIS OF DETERMINATIONS

Section 4.4 describes the information the Planning Commission shall review for each individual case and make findings of fact relative to the following criteria:

- A. *Will be harmonious and in accordance with the general objectives or any specific objectives of the Augusta Charter Township Master Plan.*

**CWA Comment:** As noted above, additional information is needed regarding the operation of the business in order to further evaluate compliance with the master plan.

- B. *Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*

**CWA Comment:** The applicant has indicated a portion of the garage (30-foot by 30-foot area 900 square feet) and an outside run area 10 feet by 25 feet will be utilized at the rear of the garage. The proposed kennels will not be able to be viewed from the road and will be located 150 feet from adjacent properties.

- C. *Will not be hazardous or disturbing to existing or future nearby uses.*

**CWA Comment:** The applicant will need to provide specific operational information outlining how the business will not negatively impact surrounding residential neighbors – noise, traffic, etc.

- D. *Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.*

**CWA Comment:** The applicant will need to provide justification as to how the kennel business will be an improvement to the vicinity and Township as a whole.

- E. *Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility.*

**CWA Comment:** No additional utilities will be needed/required.

- F. *Will not create excessing additional public costs and will not be detrimental to the economic welfare of the Township.*

**CWA Comment:** No additional public costs are anticipated.

- G. *Will be consistent with the intent, purposes, and specifications of this Ordinance.*

**CWA Comments:** The applicant will need to provide a drawing of the location of the dog run area and dimensions from property lines.

The Planning Commission shall not approve the proposed Special Land Use Permit unless it finds that all of the general standards for Special Land Uses listed above have been met.

**Items to be Addressed:** 1) *Applicant to provide additional operational information regarding hours of operation, number of employees, number of dogs, etc.* 2) *Planning Commission to determine if all general standards applying to special land uses have been met.*

## SPECIFIC USE STANDARDS

Section 5.19.A.3. outlines specific use standards for Commercial Kennels. These include:

- A. *Commercial kennels shall have a valid kennel license from Washtenaw County, and shall comply with all applicable local, county and state requirements for such facilities. **A Washtenaw County License has been obtained and has been provided.***
- B. *A minimum lot area shall be provided on net less than five (5) acres, with a minimum lot width of not less than 500 feet. **The property contains 5.18 acres; however, the lot width is less than the 500-foot minimum – 334.11 feet. A variance will need to be obtained from the Zoning Board of Appeals to allow a reduced lot width or this use does not meet the minimum standards of the Ordinance.***
- C. *All animals shall be kept in an enclosed structure, or within a securely fenced area complying with Section 5.8. The Special Use Permit may limit the time during which the animals are permitted out of the kennel building. **Planning Commission will need to consider this.***
- D. *Structures in which animals are kept, as well as animal runs and exercise areas, shall not be less than 150 feet from any adjacent property lines. **Applicant will need to demonstrate the 150-foot distance can be accommodated from all property lines.***
- E. *Animal waste shall be collected and disposed of on a regular basis so as not to constitute a nuisance to adjacent properties. **The applicant has noted that waste will be picked up daily.***
- F. *Properties on which commercial kennels are kept shall be maintained in a sanitary condition. Such properties shall not emit unreasonable objectionable odors onto adjacent*



*or nearby properties. The applicant has noted they intend to pick up waste daily and keep the property in a well-maintained, clean condition.*


- G. Pet grooming shall be permitted for animals being boarded; for animals not being boarded, pet grooming shall be permitted if specifically authorized in the Special Land Use Permit. **No information related to pet grooming has been provided.***
- H. The sale of pet and veterinary products shall be incidental to the kennel unless specifically authorized in the Special Land Use Permit. **No information related to the selling of products has been provided.***
- I. Veterinary care shall be incidental to the kennel unless specifically authorized in the Special Land Use Permit. **No information related to veterinary care has been provided.***
- J. The sale of animals shall be permitted only if specifically authorized in the Special Use Permit. **No information related to the sale of animals has been provided.***
- K. Training of pets and owners shall be permitted only if specifically authorized in the Special Use Permit. **No information regarding training pets or owners has been provided.***
- L. In districts other than AG, the kennel shall not be operated for breeding purposes, unless specifically authorized in the Special Use Permit. **No information regarding breeding of animals has been provided.***
- M. The Special Use Permit shall establish a limit on the number of animals that may be boarded at one time. **The applicant should provide the number of animals they intend to board at any one time for Planning Commission consideration.***

## RECOMMENDATIONS

Based on the information presented, we cannot recommend approval of the special land use permit at this time. The applicant will need to provide the following additional information prior to further consideration:

1. Applicant to provide additional operational information regarding hours of operation, number of employees, number of dogs, etc.
2. Obtain a variance from the Zoning Board of Appeals for a reduction in the required minimum lot width for a commercial kennel (Section 5.19.A.3.b.).

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**CARLISLE/WORTMAN ASSOC., INC.**  
Laura K. Kreps, AICP  
Senior Associate

#144-2301

cc: [fryejessica95@gmail.com](mailto:fryejessica95@gmail.com)

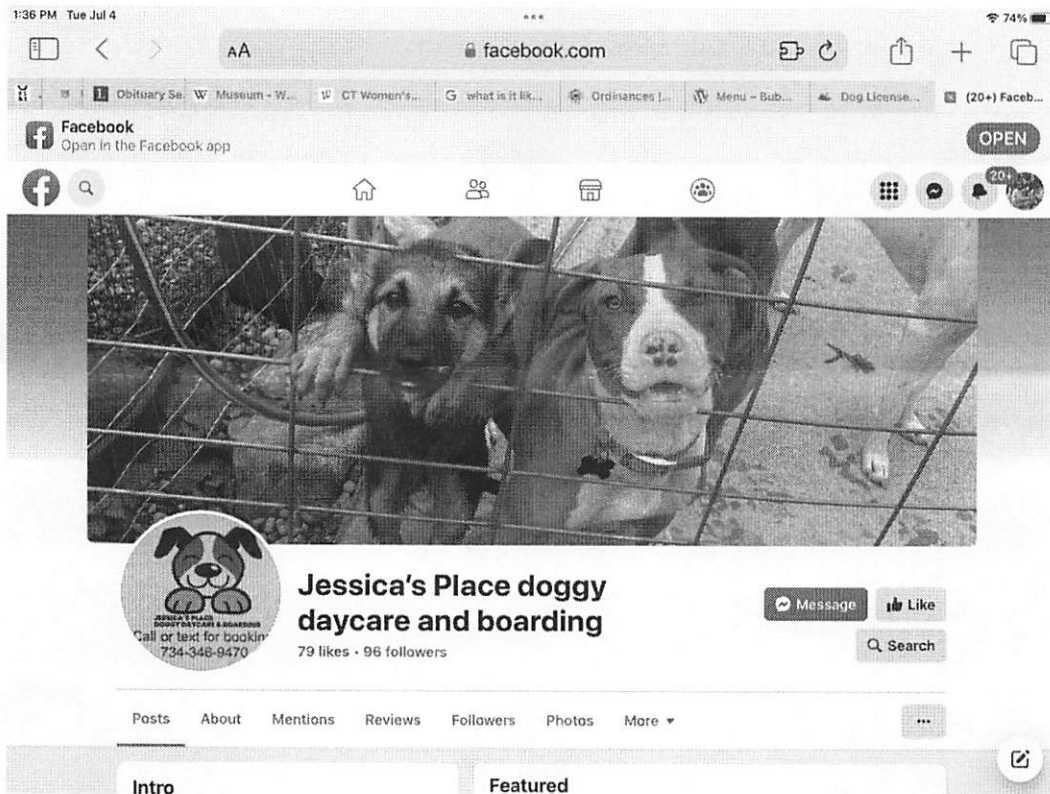
10559 Czinski Rd.  
Willis, MI 48191-9720  
mczinski@comcast.net

July 11, 2023

Augusta Charter Township Planning Commission  
P.O. Box 100  
Whittaker, MI 48190-0100

Dear Commissioners,

I am writing in regard to the Special Land Use Application (SLU 23-01) at 11184 Butler Road, Augusta Township, Washtenaw County, Michigan. As longtime residents living on Czinski Road, we are opposed to granting this request for several reasons. We are some of the numerous people who regularly walk on Butler Road. Each time we pass the property in question, dogs that are outside in the fenced area commence barking. It is annoying and every time we have to hope that no dog will jump the fence or otherwise make his or her way out of the enclosure. These are not all dogs owned by the applicant: she has clearly already opened her business and has posted pictures and prices online. People come to drop off and pick up dogs regularly.





Another reason we are opposed is that none of us want to be disturbed by the noise of barking dogs while we sit in our yards, work in our gardens, or enjoy a breeze coming through an open window. One of the appeals of living in a rural area is the quiet it offers. Even the best-run kennels are loud. I have a niece who works in a kennel, and she told me recently that the only thing she doesn't love about her job is the noise. A doctor who drops his dog off there regularly warned them that it was dangerous to be exposed to such loud noise.

Our third objection is that a commercial kennel will increase the traffic on Butler Road. Again, there are quite a few of us who walk regularly in the area and on Butler Road, and creating more traffic increases the risk of being hit by a car and creates more noise. People who live on the road are aware of pedestrians and generally slow down when driving by. Strangers are less likely to do so.

Finally, locating a commercial kennel on Butler Road does not conform to the township master plan. On page 35 of said plan it clearly states that, "The areas designated for Commercial land use are provided at major intersection(s) within the Township such as Willis/Whittaker and Willis/Rawsonville." Butler Road is not in a commercial area or near a major intersection.

For all of these reasons, we oppose approval of the application and hope that you will deny such special use. We value the peace and quiet of our neighborhood and would like it to stay the way it is.

Sincerely yours,

Margo Czinski



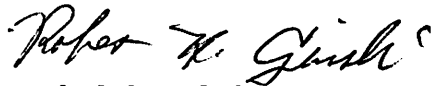
Thomas E. Czinski



Thomas A. Czinski



Robert H. Czinski (11155 Butler Road, Willis, MI 48191)



Attached please find our responses to the statements addressing Special Land Use Finding on the Application for Special Land Use (SLU 23-01).

### **Special Land Use Findings**

- 1. Contrary to the applicant's willingness to follow "the guidelines presented by the township", it will not be in accordance with the general objectives of the Augusta Township master plan.**
- 2. A commercial kennel, no matter how well run, is not "harmonious and appropriate with the existing character of the general vicinity" but would, in fact, "change the essential character of the area", one of single family homes in a quiet area.**
- 3. I disagree. Kennels are noisy and increased traffic is unwanted.**
- 4. Locating the boarding facility (commercial kennel) might create more customers for local facilities if it were to located near them - not on Butler Road!**
- 5. No comment.**
- 6. No comment.**
- 7. Again, the Augusta Township Master Plan clearly shows this area contains and is designated for single family housing and agricultural use - NOT commercial use!**

**RESOLUTION TO ADOPT  
THE CHARTER TOWNSHIP OF AUGUSTA, MICHIGAN 2023 MASTER PLAN**

**WHEREAS**, the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), required the Planning Commission to review the Master Plan at least every five (5) years after adoption to amend or adopt a new plan; and

**WHEREAS**, a letter of intent to update the plan was mailed to: 1) all planning commissions within or contiguous to the municipality; 2) the regional planning commission (SEMCOG); 3) Washtenaw County; and 4) each registered public utility company and railroad company owning or operating a public utility or railroad within the Township; and

**WHEREAS**, the Township Board reviewed the draft Master Plan and authorized the distribution of the plan for the required review period; and

**WHEREAS**, the Planning Commission held a public hearing on January 18, 2023 to discuss and consider the proposed plan; and

**WHEREAS**, the Planning Commission made a motion approving the Master Plan on March 15, 2023; and

**NOW THEREFORE IT BE RESOLVED**, the Charter Township of Augusta Planning Commission hereby adopts the 2023 Master Plan, on this date, July 19, 2023.

**FURTHER, BE IT RESOLVED**, the Charter Township of Augusta Planning Commission hereby directs the distribution of the amended plan to the Township Board and required entities in accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).

\_\_\_\_\_  
Robert Yurk, Planning Commission Chairperson

Ayes:  
Nays:

\_\_\_\_\_  
Linda Spence, Planning Commission Secretary