

AGENDA  
Augusta Charter Township  
Regular Planning Commission Meeting  
8970 Whittaker Road  
Ypsilanti, MI 48197  
July 19, 2023  
6:30 PM

**1. Call to Order**

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

**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( departed 9:15) and Richard Hamill. Absent: Paul Rawlins. Planner Laura Kreps and township Attorney Victor Lillich were also in attendance.

**4. Approval of Agenda**

Yurk made the motion to approve agenda with the addition of closed session as the first Business Item supported by Hall. Motion carried unanimously.

**5. Approval of Minutes**

Buxton made the motion to approve minutes from June 21, 2023 Planning Commission Meeting, support by Woolf. Motion carried unanimously.

**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.

Spence motioned to open Public Hearing supported by Buxton. Public Hearing opened at 6:44.

Residents commented, asked questions, voiced concerns, opposition and support.

Tommy Ontko (Butler Rd.)

Marcia Parvin (Sikorski Rd.)

Susan Lewke (Talladay Rd)

Greg Jamison (ButlerRd.)

Pam Cline (Talladay Rd.)

Mike Magennis (Laurel Oak)

Rose Keel (Liss Rd.)

Fran Buchanan (Talladay Rd.)

Brittany Tomlin (Karr Rd.)

Dale-Lin Mallonen (Judd Rd.)

Wendy Albers (Torrey Rd.)

Sue Globke (Butler Rd.)

David Nelson (Butler Rd.)

Sandy Amrhein (Butler Rd.)  
Kathy Dwornic (McKean Rd.)  
Pat Shrisly (W. Brookstow Dr.)  
Jonny Little (Butler Rd.)  
Lynne Czinski (Czinski Rd.)  
Jen Schneider (McKean Rd.)  
Teresa Whitfield (Talladay Rd.)  
Deb Chambers (Butler Rd.)

Spence made the motion to close Public Hearing supported by Hamill. Public Hearing closed at 7:51.

The Planning Commission received several letters. (Attached in alphabetical order)

## **7. Business Items**

**a. Closed Session** – Receipt of written attorney-client privilege communication from Township Attorney which is exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act.

Chair Yurk Made the motion to go into closed session supported by Spence. Closed session began at 7:52. Spence motioned to reopen meeting supported by Woolf. Meeting reopened at 8:35.

**b. 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.

Ms. OBryan gave a brief description her plans for a doggy daycare and boarding facility and answered questions.

Buxton motion to table supported by Spence. Motion was unanimous.

**c. Master Plan Resolution of Approval PC-23-02**

Yurk Motioned to approve Resolution of Approval PC-23-02 Supported by Hall. Motion carried unanimously. (Motion attached)

## **8. Public Comment**

Tim McCormack (Hitchingham Rd.) Master Plan, Poor communication

Pete Hafler (Oak Rd.) Master Plan

Cath Howard (Willow Rd.) Jessica's Place doggy Daycare

Tommy Ontko (Buttler Rd.) Consideration of neighbors

Rodney Taylor (Talladay), voiced concerns with Mitchel's Storage.

Mike Green (Judd Rd.) Jessica's Place doggy Daycare

Lynne Czinski (Czinski Rd.) Jessica's Place doggy Daycare

Mike Magennis (Laurel Oak) Jessica's Place doggy Daycare, Blight, Theft, Safety

Kim Gonzey Thanked the PC for service

Rose Keel (Liss Rd.) Jessica's Place doggy Daycare

George Globke (Butler Rd.) Jessica's Place doggy Daycare

Sandi Amrhein (Butler Rd.) Jessica's Place doggy Daycare

**9. Communications**

Trustee Hall noted that Redwood Apartments would be giving a presentation to the Board of Trustees.

**10. Adjournment**

Spence motioned to adjourn supported by Hamill. Motion carried unanimously. Meeting was adjourned at 9:40 PM.

To whom it may concern,

I am reaching out in support of Jessica's Place doggy daycare & boarding located at 11184 Butler Rd in Willis, MI. The owner, Jessica, is a very responsible and prepared dog owner and caretaker for other's animals that are in her care. She has lots of knowledge & experience.

Although Jessica's business is classified as a commercial license, it is not a large operation with a maximum of 6 to 7 dogs per day.

Thank you for taking the time to read this in support to Keep Jessica's Place Doggy daycare & boarding.

Corrie C.

July 14, 2023

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

RE: Property T-20-24-200-033  
11370 Butler Road

Gentlemen:

Regarding the public hearing to receive input on a Special Land Use Application for the commercial kennel to be located at 11184 Butler Rd (T-20-24-200-036), we are not able to attend the meeting on July 18, 2023. However, with that said, we are **AGAINST** the public kennel, as it would create a noise nuisance since we are directly south of the property. We feel it would not be in the best interest of the community and the result it would have on our property taxes.

Please call 734-731-2700 with any questions or concerns. Thank you.

Sincerely,

Mark & Catherine Canales  
11370 Butler Rd.  
Willis, MI 48191

Make  
P.S. There are over 13  
dog's living around here  
Let them  
A - 15000  
around here

James and Lynne Czinski  
10600 and 10640 Czinski Rd.  
Willis, MI 48191

July 18, 2023

Augusta Charter Township  
Planning Commission  
POB 100  
Whittaker, MI 48190

RE: Special Land Use Application SLU 23-01 at 11184 Butler Rd.

Dear Planning Board of Augusta Charter Township:

Having spent days trying to tone down my letter and shorten it, I have decided whatever we would have to say would be redundant.

I would state that we stand by our neighbors, family members, and friends and the letters that they have submitted and any comments they have made or will make at the Augusta Township Public Hearing slated for Wednesday, July 19, 2023.

**We are opposed to rezoning 11184 Butler Road for commercial use, spot rezoning or otherwise.**

Sincerely,

  
Lynne Czinski

  
James Czinski

  
Zachary Czinski

  
Natalie Czinski



# CZINSKI, LEONARD AND WANDA

Willis, MI | 734-417-4088 | wczinski@gmail.com |

JULY 9, 2023

Augusta township Planning  
commission  
PO Box 100  
Whittaker, MI 48190-0100

DEAR AUGUSTA CHARTER TOWNSHIP PLANNING COMMISSION

This letter is my formal comment for an upcoming public hearing on a Special land Use Applications (SLU23-01) for a commercial kennel proposed to be located at 11184 Butler Road (T-20-24-200-036).

As a long-standing resident within 500 ft of the subject site our concerns are as follows and we are NOT in support of this business.

1. This is a residential area, not commercial district.
2. Noise concerns. Barking at all hours, is of most concern.
3. Property values decline, due to barking and noise and blight. This is a country area where we want peace and quiet where we can hear the birds, etc.. and get away from the city noises.
4. Traffic – more cars in/out of business, wear and tear on roads and safety concerns, as we walk down this dirt road.
5. Theft concerns – more traffic, people from who knows where, safety concerns.
6. Smell – Depending on number of pets, the smell could get out of control and again, not able to open windows to just enjoy fresh air.

Sincerely,

Lenny and Wanda Czinski  
11121 Butler Road  
Willis, MI 48191





14 letters

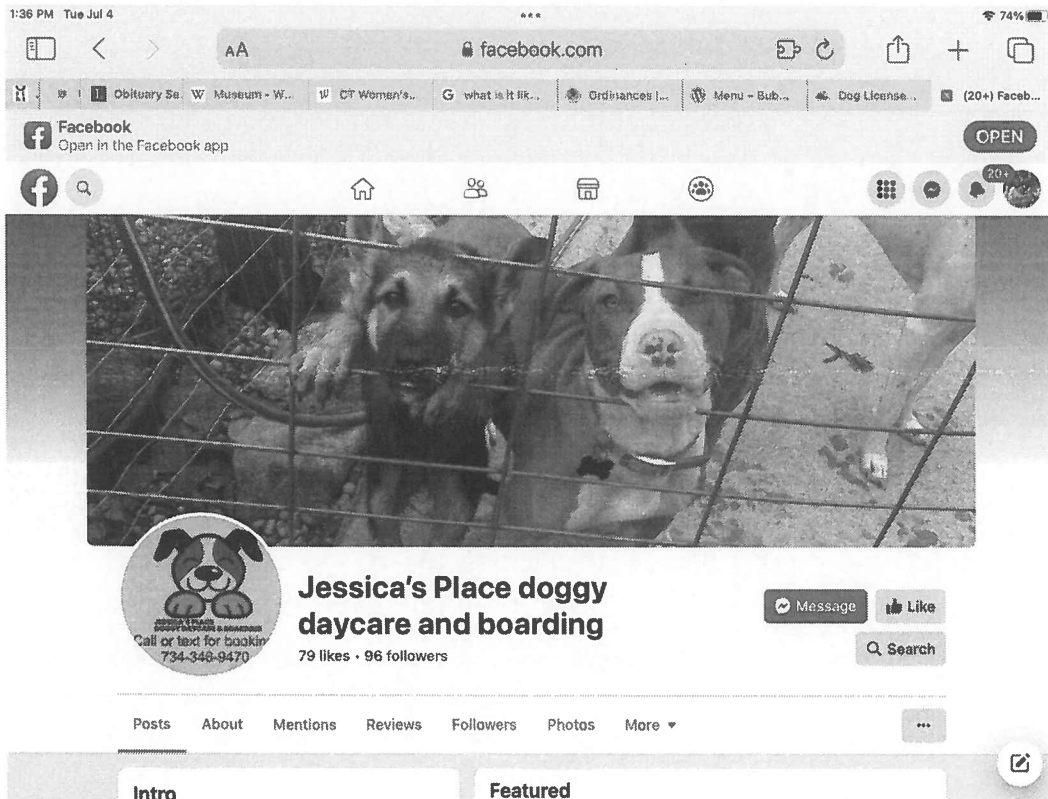
10559 Czinski Rd.  
Willis, MI 48191-9720  
mczinski@comcast.net

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!

July 3, 2023

To: Augusta Twp. Planning Commission

From: William and Pamela Cline  
10348 Talladay Rd.  
Willis, MI. 48191

This letter is in response to the Public Notice Hearing on July 19th 2023, at 6:30 pm.

Purpose Special Land Use for a Commercial Kennel in our peaceful neighborhood. Proposed location 11184 Butler Road, parcel T-20-24-200-036.

The proposed kennel connects to my backyard. This is of great concern to us. We own parcel T-20-24-200-027.

Being a resident of Augusta Twp. Since 1967 as a child, then building our home on the same property I was raised on, has been a dream come true. Our home was built in 1979. We love the residential/agricultural zoning. We are opposed to any commercial business.

We have made a beautiful picnic area with landscaping, seating etc. for our enjoyment. We invested blood, sweat, and tears into every inch of it. We have taken pride in our home. Our sanctuary lies in our peace of mind, good neighbors, and a quiet surrounding, nature. I just recently was able to retire after 39 years of serving the public. Now both retired, we just want our peace and quiet.

We cannot imagine how unbearable the barking dogs would be. One barking dog can be heard for miles, but many barking dogs would impact the lives of our entire neighborhood. Not just the few notified within 500 feet. Then consider the smell of urine, feces, and more traffic on our dirt roads.

This proposed kennel does not belong in our neighborhood.

We are sure our home would be undesirable if it was on the market for sale. Therefore our years of investing our life savings would be all taken from us. But the Commercial Kennel would profit immediately at our expense. This does not seem fair. We are residential not commercial.

We hope you will put yourself in our position with compassion in your heart. Please Help Us in our time of need. We depend on our elected officials when these unexpected issues arise.

Thank you  
God Bless,

William and Pamela Cline

\*We noticed a business sign on the lawn advertising "Dog Boarding" at 11184 Butler Road. We assume this is not ok. We pray that a decision has not already been made before the meeting takes place. This is disturbing to us. We saw the sign up on Friday July 1, 2023 when we received the Public Notice.

To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, KEN CULP Robin Culp (print name here), a resident or property owner in Augusta Township residing at 10890 TALLADAY, am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Ken Culp Robin Culp (Sign name )

Date 7/14/23

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!



To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, MARLENE FOX (print name here), a resident or property owner in Augusta Township residing at 11630 BUNTON Rd, am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Marlene S Fox (Sign name )

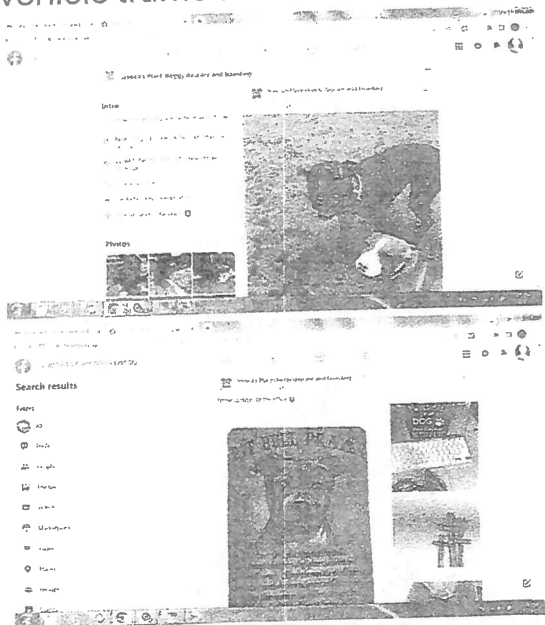
Date 7-17-23

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!

Neighbors in Augusta Twp. have had to fight proposed zoning changes which would have allowed a cell phone tower and noisy diesel generator, a beer & liquor party store in Augusta Twp in past years, now residents must come together to insure a large dog kennel is not approved for Butler Road. Truth is, it already exists, without permits!

We have a Master Zoning Plan and areas for commercial development, and that must be adhered to, or more spot zoning is sure to infect our residential neighborhoods.

Decreased property values, increased danger from dog attacks, barking and howling, dog fights are all things to be considered, along with the increased burden of straining our already overtaxed electrical grid that seems to go out at the mere sign of a storm, the heating of a kennel will increase the strain all the more. And did I mention increased vehicle traffic and dust? Noise and odor from animal feces? Or pit bulls?



You have purchased or leased a home in a quiet, residential type neighborhood, and you are paying high taxes to have it. Certainly you do not want to risk living with a commercial establishment next or near to you. And the people trying to get the spot zoning have been operating at least since May without authority to do so. You have likely lived here a long time, and have obeyed the rules, now two "newbies" bought here 2 years ago and want to change the rules for themselves, without regard to their neighbors. Don't let them do it! Fill out the attached letter, mail it in RIGHT AWAY, or hand deliver it to the Township Office, deadline is 10A.M. 19 July 2023. Plan to attend the board meeting at the Lincoln Senior Center, 6:30 P.M. on 19 July 2023, 8970 Whittaker Road, (Brick Elementary School). Come and show your support! Please feel free to copy the letters and show them to neighbors.

THANKS FOR YOUR SUPPORT!

To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, Linda M. Francis (print name here), a resident or property owner in Augusta Township residing at 10425 Talladay Willis Mi, am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Linda M Francis (Sign name )

Date 7/16/23

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!

George and Sue Globke

11204 Butler Rd

Willis, MI 48191

July 16, 2023

Augusta Charter Township Planning Commission

P.O. Box 100

Whittaker, MI 48190-0100

RE: Special Land Use Application SLU-23-01 at 11184 Butler Rd.

To the Planning Commission of Augusta Charter Township:

As residents next door to the property applying for the Special Land Use, we are opposed to the township granting special land use for the proposed commercial kennel known as Jessica's Place Doggy Daycare and Boarding LLC. While we are supporters of small business, we have several concerns regarding a commercial kennel on our road and, specifically, next to our residence. When we decided to move from the city seventeen years ago, we were drawn to the fact that Butler Road was only one mile long meaning, traffic, walkers/runners on the road would be residents. Residents who know to slow down and give a wide berth for pedestrians on our road. Allowing a commercial kennel will increase traffic and quite frankly disturb our quiet neighborhood. Our road condition will deteriorate quicker and we are already one of the last to get graded.

The constant barking can be heard the minute we step outside. Not to mention how much we get barked and/or growled at when we try to work in our yard. This has prompted Sue's mom, who lives with us, to limit her time outdoors. She has expressed her concern that one of the dogs will get loose, we have already had a visit by a Great Dane, and she doesn't want to be in a vulnerable position.

We have made a large investment in our home and property and would someday enjoy a return or at least have our children benefit from a sale. While the value of our property may not go down, future buyers may be turned off living next to a commercial kennel. Also, what happens to property taxes when an adjacent parcel is re-zoned commercial? How does it affect the entire neighborhood?

And another question arises.....how many animals can be kept on a five-acre parcel? Referring to the Augusta Charter Township Zoning Ordinance, Section 5.19 Keeping of Animals, B. Farm Animals, it seems that the amount of farm animals fits the Animal Unit Equivalency chart. Our concern is the number of goats kept which is not listed in the township ordinance. While we may be digressing, we can assure you this will tie in later upon our review of the factors considered in the application submitted by Jessica's Place Doggy Daycare and Boarding LLC. Goats carry a range of diseases. Per the Michigan.gov website, there are requirements to keep goats on a property. Please refer to Addendum A, the Michigan Department of Agricultural and Rural Development included with this letter. The Official Identification Options are listed.

The first item we would like to point out from the Special Land Use application is where is a copy of the Site Plan? That plan would reveal the two out-buildings that have been added and the proposed use of the back of the garage as a kennel facility. Have permits been pulled for both of those out-buildings?

Listed below are our responses to Jessica's Place Doggy Daycare and Boarding LLC completion of the factors for the proposed use to assist in the township's determination:

- 1) As the residents next door, this will not be an harmonious objective for us. This is not why we moved out here. The Augusta Township Master Plan states the Commercial Land Use Goal "is to promote limited development of commercial uses in appropriate locations of the Township, to serve the everyday needs of Township residents." A parcel on a neighborhood road is not an appropriate location and does not serve the needs of Township residents. What is the actual ratio of Township residents utilizing the proposed kennel? This goes hand-in-hand with the Master Plan description of Commercial Land Use being "the areas designated for Commercial land use are provided at major intersection within the Township such as Willis/Whittaker and Willis/Rawsonville."
- 2) While the facility is inside and located in the back of the garage, the noise is not. We do not agree that the waste is picked up daily and that the animals are closely monitored. As for the extra Stevens disposal containers, they are put out for regular pickup weekly. Is Stevens aware of the waste inside those containers? And, if granted a re-zoning, shouldn't the dumpster be upgraded to a commercial dumpster with Stevens having full knowledge of how that waste is disposed of? As for the animals being closely monitored, we beg to differ.
- 3) Per Section 5.19 of the Augusta Charter Township Zoning Ordinance, Keeping of Animals, #3 Commercial Kennels, a commercial kennel is subject to the following conditions: a) It must have a valid kennel license. Jessica's Place may have passed the Washtenaw County inspection but it is currently operating without a license per the information we have been provided. A cease and desist should be issued. To obtain a kennel license, zoning approval must be obtained per Washtenaw County first. b) The minimum lot area is on five acres but the minimum width is NOT 500 feet. A check of the survey should reveal that the width is approximately 334 feet. d) The structures where the animals are kept as well as the animal runs and exercise areas are NOT 150 feet from our property line. g) As there is definite evidence that at least bathing, which falls under the grooming category per the ordinance, where is the water going? Any additional use of the septic field must also have a permit. This would also relate to the washing out/cleaning of the kennels. Where is the water draining to? Also to be considered is if the septic system/field is adequate for a commercial kennel.



- 4) We have lived here for seventeen years and the same businesses that were in Willis when we moved in are the same businesses that are still here. A few others have been added but they are in the Village of Willis proper, an approved commercial zone. The clients utilizing Jessica's Place will be local, and in that we mean, Milan, Ypsilanti, Belleville, etc. They are all aware of the surrounding businesses and more than likely have already utilized them. If Jessica's Place is so intent on increasing the economic welfare of Willis, why is the veterinarian listed on the kennel inspection an ER in Belleville? Why wouldn't Noah's Ark at Willis/Bunton be the go-to vet?
- 5) As it is clearly obvious that Jessica's Place has yet to deal with an overly wet spring or fall in Augusta Township, the business is not aware of the flooding that can occur or how long it can remain. We have included pictures of one of the times our yard has been affected. We have more if needed. What happens to the feces of all the animals combined during one of these seasons? What are the contamination hazards that can result? Interestingly enough, per the Washtenaw County kennel inspection, #8, is the kennel a nuisance/health hazard to the area was checked YES. Keep in mind, the kennel is also located near a watershed which flows into the Big Marsh Drain.
- 6) Are the public facilities adequate to operate a commercial kennel? We should consider DTE's inability to keep power on after a storm. What happens if we lose power for several days, if not a week?
- 7) The responses above point out that it is not in accordance with the ordinance.

In closing, we are dismayed by a number of factors. The first one being that proper procedure was not followed per Washtenaw County. The kennel inspection, application and monies received were completed prior to proper zoning approval in the Township. Also, is a Certificate of Insurance available showing the correct amount of coverage for the business involving a general liability/umbrella policy? And finally, the abuse the residents of Butler Road have been taking on social media. The comments listed on the Facebook page of Jessica's Place, for instance, highlight the immaturity of the clients patronizing the business but the owner's disrespect as well. Quality businesses seek to tone down negativity, not goad it on. To be deemed "Losers" is unacceptable. These commenters do not even know us or our neighborhood. Jessica's Place is not our neighbor. Unfortunately, she has burned that bridge.

Thank you.



George Globke



Sue Globke

shall not emit unreasonable objectionable odors onto adjacent or nearby properties.

- f. Grooming. Pet grooming (including bathing, fur and nail trimming, brushing, flea and tick treatment, and similar treatment) shall be permitted for animals being boarded; for animals not being boarded, pet grooming shall be permitted if specifically authorized in the Special Use Permit.
- g. Sale of Products. The sale of pet and veterinary products shall be incidental to the kennel unless specifically authorized in the Special Use Permit.
- h. Veterinary Care. Veterinary care shall be incidental to the kennel unless specifically authorized in the Special Use Permit.
- i. Sale of Animals. The sale of animals shall be permitted only if specifically authorized in the Special Use Permit.
- j. Training. Training of pets and owners shall be permitted only if specifically authorized in the Special Use Permit.
- k. Breeding. In districts other than AG, the kennel shall not be operated for breeding purposes, unless specifically authorized in the Special Use Permit.
- l. Number of Animals Allowed. The Special Use Permit shall establish a limit on the number of animals that may be boarded at one time.

B. Farm Animals. Farm animals may be kept on property zoned C, AG, AR and RR, pursuant to the following standards:

- 1. Applicability. The regulations of this sub-section shall apply to all properties upon which farm animals are kept, with the exception of bona fide farm operations protected in accordance with the Right to Farm Act (P.A. 93 of 1981).
- 2. Minimum Lot Size Required. The minimum lot size required for the keeping of farm animals shall be two and one-half (2½) acres.
- 3. Density of Animals Allowed. The aggregate number of farm animals that may be kept on a property other than a farm protected under the Right to Farm Act shall not exceed one (1) animal unit

per acre, in accordance with Animal Unit Equivalency table provided below.

### Animal Unit Equivalency

Animal Type	No. of Animal Units per Animal
Slaughter and Feeder Cattle	1.0
Dairy Cattle	1.4
Swine	0.4
Sheep and Lambs	0.1
Horses	2.0
Turkeys	0.02
Chickens	0.01

The animal unit equivalency for all other animal classes, types or sizes not included in this table, but defined in the Michigan Right to Farm Act or described in Michigan Commission of Agriculture Policy, shall be calculated on the basis of one thousand (1,000) pounds live weight equaling one (1) animal unit.

4. Fencing. All areas in which farm animals are kept shall be securely fenced. Such fencing shall conform to the requirements of Section 5.8.
  5. Setbacks. No building or confined feeding area in which farm animals are kept or fed shall be located in the front yard of a lot, nor shall they be located closer than sixty (60) feet to any property line or road right-of-way line.
  6. Animal Waste. Manure or other animal waste shall not accumulate or be stored within one hundred (100) feet of any property line or road right-of-way line.
  7. Odor Control. Properties on which farm animals are kept shall be maintained in a sanitary condition. Such properties shall not emit unreasonable objectionable odors onto adjacent or nearby properties.
  8. Animals shall be maintained and accommodated in a manner so as to not pose a nuisance.
- C. Wild or Exotic Animals. It shall be unlawful for wild or exotic animals to be kept, bred, exchanged, bought or sold in Augusta Charter Township,

To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, GARY GROSS (print name here), a

resident or property owner in Augusta Township residing at

11738 BUNTON, am against spot zoning in the

neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Gary Gross (Sign name )

Date 7-17-23

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To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, CHRIS & BARB GURK (print name here), a resident or property owner in Augusta Township residing at 10401 Willow Rd, am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial". . The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

 (Sign name )

Date 7-16-23

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!



To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, Justin Williams & Dakotah Kilbourne (print name here), a resident or property owner in Augusta Township residing at 10867 Talladay Rd., am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Justin Williams & Dakotah Kilbourne (Sign name )

Date 7/14/23

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To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, Susan Lewke (print name here), a resident or property owner in Augusta Township residing at 10276 Talladay Rd, am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Susan Lewke (Sign name )

Date 7-15-23

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!

Augusta Charter Township Planning Commission

PO Box 100

Whittaker, MI 48190-0100

July 18<sup>th</sup>, 2023

Dear Commissioners,

My name is Malorie Little, resident in Augusta Township at 11800 Butler Rd. Willis MI 48191. I am writing you in support of Jessica's Place Doggy Daycare at 11184 Butler Rd. I believe that this business would be a great addition to the neighborhood.

Jessica's business allows all fellow neighbors to have a safe, convenient place for their dogs to go while we are away or at work. Jessica has plans set in place that would lessen the noise of a typical "kennel." Therefore, I do not foresee her maximum quantity of seven dogs posing an issue within the area. The kennel is fully sound-proofed, and she has stated she will only have three dogs outside at a time. She has also stated that if the dogs outside become too noisy, she has plan in place to move them inside to keep the noise to a minimum. The proposed land use is within the specified distance from neighbors, and not visible from the road.

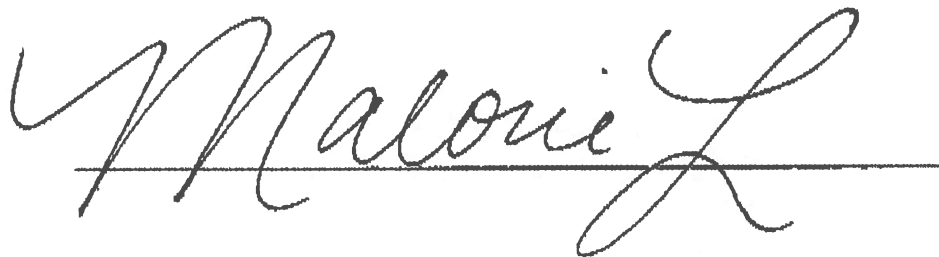
As for the foot traffic increasing, it will only be increasing by seven vehicles, and that is IF she is fully booked, which is not a daily occurrence.

It is my understanding that people are concerned about the fact that an area of her property would be labeled as commercial, but this is not some huge business that is going to be bringing in hundreds of people a day. I do not believe that the spot zoning change is going to propose any issues, and I believe that many people are thrilled to have a reliable spot for their animals to go.

Jessica is a young lady trying to follow her dream, and start up her own business and I do not feel that should be taken away from her.

Sincerely,

Malorie Little

A handwritten signature in cursive script that reads "Malorie L". The signature is written in black ink and is positioned above a solid horizontal line that spans the width of the signature.

To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

WE/I, BERNARD H. & BARBARA J. MARTIN (print name here), a

resident or property owner in Augusta Township residing at 11824 BUNTON Rd, WILLIS am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Bernard Martin Barbara J. Martin (Sign name )

Date 7/14/2023

NOTE: It is important that this letter be sent IMMEDIATELY, as it must be received by the Township by 10 A.M. of 19 July 2023. Simply put it in a stamped envelope, or fold it into a three-part item, address to: Augusta Twp. 8021 Talladay Rd, PO Box 100, Whittaker, MI 48190 THANK YOU!



Diane D. Myers  
10532 Talladay Road  
Willis, MI 48191  
July 11, 2023

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

Dear Augusta Charter Township Planning Commission

I am writing this letter to comment my concerns and ask consideration for an upcoming public hearing on July 19, 2023, at 6:30 p.m., for a Special land Use Applications (SLU23-01) for a commercial kennel proposed to be located at 11184 Butler Road (T-20-24-200-036).

I am not in support of this business for reasons stated below:

1. Noise is of most concern. Barking dogs at all hours of the day/night.
2. Economic market conditions of my and neighboring property values may decline due to the noise and blight or smells.
3. Theft concerns – more traffic, people from who knows where, safety concerns.

Whatever your decision, please accept my sincere thanks for your time and consideration of my comments in this hearing.

Sincerely,

A handwritten signature in cursive script that reads "Diane D. Myers". The signature is written in black ink and is positioned above the printed name.

Diane D. Myers



Robert Yurk [redacted]

**FW: VOTE FOR DENIAL OF DOG KENNEL PROPOSED AT 11184 BUTLER ROAD**

Kim [redacted] Wed, Jul 12, 2023 at 5:43 PM  
To: Laura Kreps [redacted], Dan Woolf [redacted],  
Linda Spence [redacted], David Hall [redacted], Richard Hamill [redacted],  
[redacted], Janet Buxton [redacted], Paul Rawlins [redacted]  
Cc: supervisor [redacted]

Hello,

I received this today.

Thank you.

*Kim Gonczy*

Augusta Charter Township Clerk  
(734) 461-6117 X201

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**From:** TOMMY DALE [redacted]  
**Sent:** Wednesday, July 12, 2023 1:34 PM  
**To:** [redacted]; Kim [redacted]  
**Subject:** VOTE FOR DENIAL OF DOG KENNEL PROPOSED AT 11184 BUTLER ROAD

**To: Augusta Township Planning Commission Board**

I am the owner of the property at 11144 Butler Road, the first property to the north of 11184 Butler where a "spot zoning" request for a dog kennel has been made.

My name is Tommy Ontko, I am a veteran and retiree, and I purchased my home in 2020, a rural country home, for peace and quiet, specifically one on a non-through road to have a place to improve and enjoy with even less vehicle traffic to eventually pass down to my children.

Now, "newbie" residents of a year or two want to change the makeup of our quiet neighborhood by putting a commercial dog kennel next door! In fact, they already have. We hear dogs barking and sometimes it sounds like they may even be fighting. Yes, this owner has opened, and expanded, their commercial operation WITHOUT any approval of the Township to do so. They have Facebook ads, Google ads, pictures too, even comments from customers (see attached five images as proof). They have cages, pens, and this sign out front encouraging even more business before ANY approvals:



 [Fullscreen capture 7122023 11858 PM.bmp](#)

 [Fullscreen capture 7122023 11519 PM.bmp](#)

 [Fullscreen capture 7122023 12211 PM.bmp](#)

They have no regard for their neighbors, the Township, or County and have, in effect, "thumbed their noses" at all of us, running and expanding a commercial enterprise without any approvals in our neighborhood. The contempt the two have shown for our community and the Township should NOT be "rewarded" with an "approval" by the Planning Commission.

Our Township has a Master Zoning Plan and our neighborhood is not zoned for "commercial" entities. If these people, Jessica FRYE and Corey O'BRYAN want to open a business, then they should do so in a 'commercial zone' as per the Master Zoning Plan, that's why we have a Plan after all, .....not in our peaceful,

quiet rural residential  
neighborhood.

I urge the board to DENY their  
application and any future  
applications,, and further urge  
the Township and the Township  
Attorney to take legal action  
against the operators of this  
commercial enterprise to have  
the kennel dismantled.

Regards,

Tommy Ontko





# Jessica's Place doggy daycare and boarding

88 likes • 108 followers

Message

Like

Search

- Posts
- About
- Mentions
- Reviews
- Followers
- Photos
- More



### Jessica's Place doggy daycare and boarding

**Page** · Dog Day Care Center · Pet Sitter · Pet Service

11184 butler rd, Willis, MI, United States, Michigan

(734) 270-2904

Online booking · Reservations

Not yet rated (3 Reviews)

### Photos [See all photos](#)



**boarding**  
June 3 · 🌐

A couple questions I've been asked:  
 -RABIES & BORDATELLA & Yearly DHLPP Vaccines required  
 -I allow all breeds  
 -Dogs will be monitored always when around other dogs, and seperated right away if any dog seems uncomfortable  
 -I am able to keep dogs seperate and still allow them to get just as much playtime as everyone else 🐾  
 -I will always do slow introductions to every dog for a group playtime and not push any dogs boundaries if they aren't feeling group play time I won't continue

**boarding**  
May 23 · 🌐

\*PRICING\*  
 -Daycare \$20 a day  
 -Boarding \$30 per nig dog)  
 -Small anima > er  
 -Weekly Board 18  
 -Drop off hours startin  
 -\$10 late pickup fee af  
 -No pickup after 7:00p  
 \*Will be offering a refe  
 free night stay when a  
 stays with us!

\*Add on's\*

### Posts [Filters](#)

**Jessica's Place doggy daycare and boarding**  
July 9 at 6:46 PM · 🌐





JESSICA'S PLACE DOGGY DAYCARE

Sign in

Care.com  
https://www.care.com > ... > Day Care in Belleville, MI

### Becky & Jessica's Place - Daycare in Belleville, MI

Becky And **Jessica's Place** is an early childhood education facility located at 970 Savage Road, Belleville, MI that offers child care programs for children ...

Facebook  
https://www.facebook.com > beckyjessicasdaycare

### Becky & Jessica's Place/Daycare | Belleville MI

9:00-5:00 p.m. Please call or text me at 734-231-7326. ... ask. Well...just gymnastics, summer field trips, education, pie-eating contests, Spanish lessons, ...

★★★★★ Rating: 5 - 1 vote

Missing: ~~DOGGY~~ | Must include: DOGGY

Facebook  
https://www.facebook.com > ... > Videos

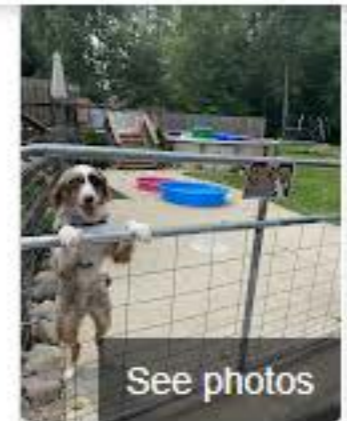
### Dog Tales Daycare - Welcome to the team, Jessica!

Welcome to the team, **Jessica!** You've probably seen a lot of new faces around **Dog** Tales lately, but one person you should definitely get to know is **Jessica** ...

Jessica's Pet Services  
http://www.jessicaspetservices.com

### Jessica's Pet Services - Dog Walking, Pet Boarding, Doggy ...

Dog Walking, Pet boarding, Pet services, Petservices, Animal taxi, House sitting, Cat care, Puppy visits, Security checks, Barrie ON, **Doggy daycare**, ...



See photos



## Jessica's place doggy daycare and boarding llc



Directions

Save

5.0 ★★★★★ 4 Google reviews

Dog day care center in Willis, Michigan

**Address:** 11184 Butler Rd, Willis, MI 48191

**Hours:** Open · Closes 7 PM

Confirmed by this business 2 weeks ago

**Phone:** (734) 270-2904

Suggest an edit · Own this business?

Add missing information

Add website

Questions & answers

To: Augusta Township Planning Commission, 8021 Talladay Road, Augusta Twp., Michigan 48191

I, Eve Schafer (print name here), a resident or property owner in Augusta Township residing at 10285 Talladay Rd., am against spot zoning in the neighborhood of 11184 Butler Road, for a proposed "Dog Kennel".

Allowing commercial use in a rural residential type neighborhood will decrease property values to all residents in the area.

The Township, has a Master Zoning Plan, and commercial use should be restricted to those designated as "business or commercial".. The Augusta Township Planning Commission must insure that we follow that Master Plan and that commercial use not be included in residential type neighborhoods.

Sincerely,

Eve Schafer (Sign name )

Date 7-17-23

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Hello,

My name is Anthony Veerkamp and I live at 10237 Talladay Rd. This is about halfway between Butler and Bunton roads on the north side of Talladay.

I have found out about the upcoming public hearing to give the local residents the opportunity to voice their feelings for or against the special land use application SLU23-01 for a commercial kennel operation to be located at 11184 Butler Rd. (T-20-24-200-036)

This is a horrible idea for this neighbor in my opinion and I will do everything I can to stop it from happening. People come to this area for the same reason I did back ten years ago and that is for some peace and quiet and away from the hustle and bustle of the urban environment. While I do admit there are times when people are target shooting it becomes somewhat loud but that is only on occasion and for brief periods at a time.

I feel a commercial dog kennel would be an almost constant noise pollution problem that I am not willing to turn a blind eye to. I already have a neighbor directly next door with over 12 dogs because one had a litter of 8 pups that I must listen to. When the people are away and the adult dogs are locked in the house they cry continuously until the people get home, sometimes as long as 8 hours. I do turn a blind eye (or ear) to this so as not to make trouble, but I am not willing to do that for a commercial operation.

So, I will be at the meeting on July 19<sup>th</sup> at Brick Elementary to voice my opinion and hopefully stand with my neighbors to get this shot down.



Thank you for your time

Sincerely



Anthony M. Veerkamp

July 3, 2023

TO: Augusta Twp. Planning Commission  
P.O. Box 100, Whittaker, MI 48190-0100

FROM: Jerry and Teresa Whitfield  
10298 Talladay Rd.  
Willis, MI. 48191

RE: Special Land Use Application for  
Commercial Kennel located at 11184 Butler Rd.  
Parcel (T-20-24-200-036)

Dear Planning Commission,

We reside at 10298 Talladay Rd, We have two properties that will be affected by the proposed Commercial Kennel site at 11184 Butler Road.

Our parcels are: T-20-24-200-032 on Butler Road and  
T-20-24-200-007 on Talladay Road.

We are adamantly opposed to a Commercial Kennel Business in our area. We depend on our home and surroundings being zoned residential/agriculture. Our feelings are no one person should be allowed to bring a Commercial Kennel so close to our homes. The proposed site is in the middle of all of our property as we own property on Talladay Rd., and Butler Rd. both within the 500 foot radius shown on the map that was included in the Public Hearing Notice that you mailed us.

We have much to lose if this Dog Kennel is allowed to get a Commercial Land Use. We feel our property values would plummet. Our peace and quiet stolen due to barking dogs all day long and most likely all night too. Our Butler Rd. Parcel is just 3 doors down from the proposed Dog Kennel. We plan on selling that property in the future as a homesite. With a Dog Kennel within 500 feet of our property it will be nearly impossible to sell or to get a good price for our 3.3 acre parcel. I certainly wouldn't buy land to build on, next to a Dog Kennel and I highly doubt any of you would either.

This is unreasonable to allow one Business to invade our beautiful peaceful neighborhood and to profit at all our expense.

Barking dogs are a nightmare. Please know how this will impact our daily life. The end of peace as we have known it for 40+ years will be interrupted daily. You cannot stop dogs from barking, not to mention the smells, the flies, and additional traffic that a Commercial Business would bring on our rural roads.

We have to depend on our elected officials to hear our voices. You are the ones we count on in our times of need.

We pray you will see our point of view. Our property is a slice of Heaven. Please help us keep it that way. We have invested our life savings in our home and land. No Commercial Kennel in our backyards! This Dog Kennel does not belong sandwiched in on a small property next to \$400,000 to \$500,000 homes. Please save our community. Save our way of life.

Sincerely,

*Jerry Whitfield*  
*Jesse C. Whitfield*