

Watson Township Planning Commission
Regular Meeting
June 25, 2008

1. Call Meeting to Order:

Chairperson Chuck Andrysiak, called the meeting of the Watson Township Planning Commission Regular Meeting to order at 7:02pm.

2. Pledge of Allegiance

All recited the pledge.

3. Roll Call:

Present: Chuck Andrysiak, John Menzie, Beverly McKinnon, Jim Baas, Rod Zeinstra and Barbara Wroblewski. Absent was David Carter. Mark Sisson, our Township Advisor was present. Eight persons in the audience.

4. Approval of Agenda:

Chairman Chuck asked for approval of agenda. Motion made by Rod to accept the agenda; and to add to New Business, Special Land use for Dr. Rashmi and Cathy Kothari, 4304 Old Colony, Kalamazoo, Mi. Applicant Fran Withers. Seconded by Beverly. All approved.

Public Hearing

Special Use Permit for Kennel on 120th Avenue

Jim Baas made a motion to close the regular meeting. Seconded by Rod. All approved.

Chuck opened the Public Hearing for a special use permit for a kennel. Owners Dawn Wieck and Lori Bonser.

Secretary Barbara read the public notice and notice to property owners with 300 feet.

Chuck read the public hearing rules.

Dawn explained what she wanted to do—Mostly train dogs and sell trained dogs. In the future to help Search and Rescue Dogs.

Jake Ceplina, 1986 120th Ave. Allegan, Mi. Why this site?

Dawn: Natural site. So the dogs can work the different ground and hills.

Margo Wright, 1803 120th Ave. Allegan Mi.. Stated that she walks the road and does not want dogs on the loose. There were dogs at the site.

Dawn: Dogs are trained dogs and they do not run around except on a lease. Her job is to train and not let them run or hurt anyone. She cannot have dangerous dogs. Someone will always be at the site. She will not allow barking. Her job is to make sure to have good dogs. Most of her dogs are German Shepherds. Dogs will not be left out over night, only 8:00am to dusk.

Jake: What ages of dogs?

Dawn: Mostly four months. But works with younger dogs for obedience training.

Jake: How many acres?

Dawn 19.7 acres.

Jacob Schoonveld, 1856 120th Ave. Allegan, Mi. He asked what kinds of activities at the farm?

Dawn: Her times are 9:00am to 8:00pm. She does not have people in and out all day. The busy times usually are 11:00am to 2:00pm. If she has a show, maybe she would be open till ten. In the evening. She will be living in the house on the property. She expects a small amount of traffic.

Jacob: Do you have another job?

Dawn: Someone will always be at the farm. She would gladly give her phone number to the

neighbors to call her if they have issues.

Jacob: How about waste?

Dawn: She will have a garbage company pick it up.

Jacob: How did you get into this business and why?

Dawn: She had German Shepherds and did not like the way they were being trained, so decided to do something about them being mean. She is a trainer and breeder. Also Search and Rescue dogs are needed.

Doug Fuss, 1881 120th Ave. Allegan Mi. He was told that the renter in the farm house will not be leaving until winter

Dawn: The renter told Dawn that they were leaving the end of July. She will not go into business until she can move into the house.

Rod explained that Search and Rescue dogs are very well behaved. Jake added that they had a very bad kennel at the lake property. Mark explained that to be a kennel it has to have more than four dogs. And they are under county rule regardless of how many dogs you have.

Chuck read the letter from Don Johnson See Attachment No. 1

Dawn read her policy See Attachment No. 2-3-4-5-6. Also she has more land here and the trainers are here.

Jacob: Complemented Dawn on her presentation. He would like to see her as a neighbor if she does what she says she will do.

Rod made a motion to close the public hearing. Seconded by John. All approved.

Mark: Any idea about how many cars a day?

Dawn Three days of the week maybe will have 10 to 15 cars. Otherwise maybe one a day.

John made the motion to approve the Special Use Permit as described in the application.

Subject to the following stipulations.

1. Submittal of a certificate of liability
2. Concurrent occupancy of the house by the operator
3. No more than forty adult dogs
4. Review of the Special Use Permit at the August 2009 Planning Commission meeting
5. Hours of operation:

M-F 9:00am to 8:30pm

Saturday 9:00am to 7:00pm.

Sunday 12:00 noon to 6:00pm

On finding that the operation as described will comply with all standards of Sec. 15.02 if carried out in accordance with the above stipulations.

Seconded by Jim. Beverly yes, Rod yes, Chuck yes, John yes, Jim yes, Barbara yes. Voted to approve. Chuck signed the application and the motion and also dawn signed. The papers were copied and a copy was given to Dawn.

Jim made a motion to adjourn the public hearing. Seconded by Beverly. All approved.

Chuck opened the regular meeting

5. Approval of Minutes:

Chairman Chuck asked for approval of minutes. Motion made by John to accept the minutes;. Second by Beverly. All approved.

6. Public Comments & Communications concerning item not on the agenda:

Hand out from John of things for the Planning Commission to do. Taken from a meeting on June 10th 2009.

7. New Business:

- a. Application for kennel on 120th Avenue By Dr. Rashmi and Cathy Kolhari.

Fran Withers a cousin of the Doctor explained what she wanted to do. See attached No. 7. Question what to do with feces in winter? No answer. Fran plans to put a manufactured home on the property.

John made the motion to have a public hearing on July 23rd Meeting will be held at the regular Planning Commission date which is July 23th at 7:00pm. Seconded by Beverly.

Vote; Jim yes, Beverly yes, John yes, Chuck yes, Barbara yes. Rod yes. Meeting will be held July 23rd, 2008 at 7:00pm.

8. Old Business:

1. Gravel mine annual reviews

Tabled until next month

9. Any other business/on-going business:

a. Master Plan Review

Tabled until next month.

10. Adjourn

Rod made the motion to adjourn at 9:34pm; seconded by John All approved.

Barbara Wroblewski