

TOWNSHIP OF FREMONT
COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744
Planning Commission SLU Meeting

August 5, 2013

Board Present: Amy Holbrook, Matt Blatt, RoseAnn Laskowski, Ken Bragg, Terry Glowicki, Ron Curell and Tyler Ireland. **Board Absent:** None **Guest Present:** 9 people

Special Land Use Meeting opened at 7:00 p.m.

Bragg stated that the meeting was being held per David & Michelle Keehn's request. They would like to operate a training and breeding dog kennel located at 1649 O'Brien Road. Tax ID# 011-016-000-0300-00. Bragg also stated that he did receive a letter from a neighbor of the Keehn's and this couple is concerned about the noise, smell and the possibility of the dogs getting loose.

David & Michelle Keehn: David stated that he has been doing this for 10 years where he lived previously and that he is aware of the state regulations and that animal control would come in on a yearly basis for an inspection. They stated that they do not let the dogs run free. They have a fenced in kennel and their yard is also has a 6' privacy fence. They train dogs for obedience or retriever. Also once in a while they will have a litter of puppies.

Public Comments: A resident stated that their main concern was the noise. David stated that if they have a dog that barks the dog will either wear a bark collar or be brought in the house. David also stated that if his neighbors have any trouble he would like them to come and talk to him so that they can resolve the issue. Michelle stated that they have had dogs at their residence since April and if the neighbors have not had a problem yet, they should not have a problem in the future. Another resident stated that he liked what he was hearing. This resident stated that if they have had dogs there since April, he has not heard them at all and he even has had his windows open. Lyle Fryers (Zoning Administrator) asked them about the problems that were had in Juniata Township. He also asked if they would take the dogs in the field next to their house for training and use something like a whistle or a gun. David stated that yes they will take the dogs in the field for training but he only takes one dog out at a time. Michelle stated that if they use a gun for training it is either a starter pistol or they use blanks. Michelle also stated that before they take a dog out in the field they make sure that the dog is trained enough so that it will come back to them when called. H. Wymore stated that he knows there were numerous complaints in Juniata Township regarding noise and he wanted to make sure that they were aware that if the SLU permit was granted they would be responsible to keep the dogs under control and not have them barking all the time. Both David & Michelle stated that they do everything they can to make sure that the dogs are not a nuisance. A resident asked if they would have set days and hours that they would work with the dogs and David stated that he doesn't start working with the dogs until at least 8 a.m. and the field work is usually done on Saturdays. A resident stated that from what he has heard, he can retract his opposition that he stated in the letter sent to Bragg and that he hopes for the best. A resident asked if once the SLU permit is granted if it is a done deal or if there is a trial basis. David stated that when they applied for the permit in Juniata Twp. there was a one year trial period. Another resident asked what they do with the feces and David stated that they bury it.

Board Discussion:

Bragg asked how many dogs they were planning on having. David Keehn stated that they try to have no

more than 10 but sometimes it could be more. Bragg also asked what breeds of dogs they have. David stated that can have all different breeds for the obedience training but that the retriever training is usually just labs, retrievers, hunting type of dogs. Bragg asked if they had 10 acres and where the kennel would be located. David stated that yes they do have 10 acres and the kennels would be behind the house next to the pole building. Bragg stated that according to the site plan they are well within the required setbacks in all directions. Curell asked if they dogs go into the pole building. Michelle stated that at this time the dogs have dog houses but their future plan is to either put a roof on part of the run or to have the dogs be able to go inside the building. Glowicki asked how long David has been doing this. David responded that he has been training dogs professionally for 10 years but have been training dogs for about 20 years. Glowicki asked if they get dogs from out of state or if they are mostly from Michigan. David stated that sometimes they get dogs from out of state but the majority are from Michigan. Blatt stated that he feels if the neighbors can work out any conflicts that may arise than they should never have an issue that would need to be forwarded to the Zoning Administrator or Supervisor. Bragg asked them if they were familiar with the conditions in the Zoning Ordinance and read the ordinance (Section 5.02B). Bragg also mentioned to them the regulations regarding any signs that they may want to put up.

Motion:

The Planning Commission approves the special land use permit for David & Michelle Keeh to operate a training and breeding dog kennel at 1649 O'Brien Road. With the stipulation of a limit of 15 adult dogs and to adhere to the Zoning Ordinance Section 5.02B. Motion made by Glowicki, seconded by Ireland. Roll call vote: Curell–yes, Glowicki–yes, Ireland–yes, Blatt–yes, Laskowski–yes, Holbrook–yes, Bragg–yes. Motion unanimously approved.

Meeting adjourned at 7:58 p.m.

Respectfully submitted by

Amy L. Holbrook, Secretary