

**Exeter Township
Planning Commission Minutes
And Public Hearing Minutes
April 5, 2022**

Exeter Township Planning Commission chairperson, David Schafer, called the meeting to order at 7:07 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, Phillip Bruck, William Gay, Kyle Preston, Robert Post
Amee Runyon, and David Schafer
Guests: Lucie Fortin, Exeter Township planner with Mannik Smith Group
Exeter Township Clerk, Christina Bogoski

Correction / Approval of Agenda:

Exeter Township Planning Commission members reviewed the meeting agenda. There were no corrections or additions.

❖ **Motion: Phillip Bruck, 2nd William Gay;** To accept meeting agenda as presented.

Motion carried

Call Public Hearing to Order:

1). The public hearing was scheduled to received documents and to allow public comment on a Special Land Use request by Mr. Corey Vanover to operate a "Commercial Kennel" located at 8425 Golf Road (parcel # 06-007-007-011). This parcel has been operated as a commercial kennel (former DT Kennels) by the previous landowner. Mr. Vanover is a new owner as of October 2020 and would like to upgrade and re-open the kennel.

2). Mr. Vanover addressed the planning commission and provided a current Site Plan map of the parcel, buildings, driveways, and shrubs / trees. He stated that he and his wife recently purchased the property and have been cleaning and renovating the home and kennel building. He would like to re-open the kennel to board dogs.

3). Written and Public Comments:

A). No written comments were received by the planning commission.

B). Lucie Fortin Exeter Township planner (with Mannik & Smith Group) commented on several items that were missing from the applicant including:

- Layout of kennel and maximum number of animals which can be housed
- Status of any required license(s) and permits
- Number of employees
- Scope of services to be offered at the kennel
- Site map does not indicate fenced outdoor yards or “dog runs”, size and type of fencing, signage, parking area for customers
- Hours of operation.

Mr. Vanover stated that the kennel has 26 “pens” under roof with each pen being 10 feet X 5 feet in size. Each pen could hold up to two (2) dog each. Mr. Hanover did not expect any need to board that many dogs at one time.

Inspection and (annual) permitting of his kennel would be conducted by Monroe Animal Control once he had received township approval to operate.

There would be no hired employees until the business has been operating. They would also be bathing dogs on site. At this time, they are planning to offer any dog grooming services.

The kennel building has four separate “dog runs” on the south side of the kennel and a large common area on the north side of the building. Each dog run and large pen are enclosed by a six (6) foot high solid wooden fence.

Initial hours of operation would be for two hours per day (Monday through Saturday) and by appointment.

C). A nearby property owner spoke and stated he had no problem with the operation of a kennel at the location.

D). Questions from Planning Commission members;

- Were cats or other pets boarded? Not initially, possible in the future.
- Noise? Board members who have visited the kennel when operated by the previous owner noted no excessive noise (barking) could be heard from the property. The owner said he is planning on installing

additional noise suppression inside the kennel.

- The two pole barns would not be used by the kennel.
- Handling of pet waste? The owner would continue the former owner's practice of "picking up" after each animal is allowed into the runs or large open. Waste would be stored in a closed "Garbage can" until picked up (every two weeks) by a licensed trash hauling service.

- ❖ **Motion: David Schafer, 2nd Phillip Bruck:** To adjourn Public Hearing and resume regularly scheduled Planning Commission meeting

Motion carried

Approval of Minutes:

Planning commission meeting minutes from March 1, 2022 were provided (E-mailed) to planning commission members. There were no corrections.

- ❖ **Motion: Ameer Runyon, 2nd Robert Post:** To approve the March 1, 2022 Exeter Township Planning Commission meeting minutes as presented.

Motion carried

First Public Comment

It was announced that the Exeter Township website was still in progress as there has been some difficulty in moving the website to the new web host.

Old Business

None.

New Business

1). Discussion of Public hearing concerning request for a Special Land Use (to operate a "Commercial Kennel") by Mr. Corey Hanover on parcel # 06-007-011 located at 8425 Colf Road Carleton, Michigan.

- ❖ **Motion: David Schafer, 2nd Phillip Bruck:** The Exeter Township Planning Commission recommends Exeter Township Board approval of the Special Land Use request of Mr. Corey Vanover on parcel #06-007-007-011 located at 8425 Colf Road Carleton Michigan contingent on the following items provided by Mr. Vanover.

1). An updated site plan which identifies the size and location of any “Dog Runs” and other fenced in areas to be used, location of customer parking area, location and size of roadside sign for the kennel, location of pet waste collection areas.

2). Summary of kennel operation plan including expected & maximum number of dogs boarded at any time, hours of operation services to offered or intended, noise and odor abatement plans, size of roadside business signage, and number of expected employees.

3) Steps the applicant will be taking to insure compliance with Exeter Township Zoning Ordinance 18.13 paragraph 3 “Commercial / Hobby Kennels”.

The applicant shall provide to the township planner an updated site plan and a summary of the proposed business operating plan. The township planner will then forward all revised and additional documents to the Exeter Township clerk for the Township Board review and consideration.

Motion Carried

Second Public Comment

1). Mr. Jacob Ellison has purchased the former Jim McGowan farm land (approximately 15.8 acres on the southwest corner of the Sumpter Road curve) and inquired as to the township zoning ordinances and regulation if he would establish an “Agri-tourism” farm open to the public growing pumpkins, corn mazes and other attractions. There would be off road parking created and temporary tents and other family-friendly rides set up in the fall, including portable restrooms, picnic areas and food vending tents.

Mr. Ellison was informed that “agri-tourism” venues were considered an agricultural operation and thus, did not require any permits from the township or be in violation of any current Exeter Township Zoning ordinances. Establishment of driveway culverts are the responsibility of the Monroe County Road Commission, and food vending is regulated by the Monroe County Health Department.

2). Updated Exeter Township Zoning Ordinance handbooks were distributed to the commission members. The Planning Commission secretary thanked the township clerk, Christina Bogoski, for printing, collating and hole punching the handbook copies.

3). Exeter Township planner, Lucie Fortin stated to the planning commission members that most surrounding township were in the process of creating or updating their “Solar Energy

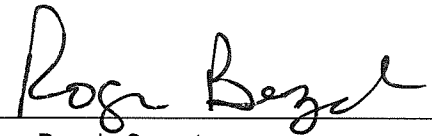
~~10~~-approved minutes

Systems" zoning ordinances. She suggested that Exeter Township review their Solar Energy Systems ordinances for any improvements and updates that may be prudent. The planning commission secretary will send a letter to the township board indicating our intentions to review this ordinance (Section 5.15 "Solar Energy Systems")

4). The next scheduled meeting of the Exeter Township Planning Commission will be held on Tuesday May 3, 2022 beginning at 7:00 PM at the Exeter Township Hall (if there are issues to be discussed).

- ❖ **Motion:** Amee Runyon, 2nd Kyle Preston; to adjourn the meeting. **Motion carried**
The meeting concluded at 8:18 pm.

Respectfully submitted,



Roger Bezek, Secretary
Exeter Township Planning Commission

*reviewed and
adopted at Sept
meeting (9/6/2022)*

April 12, 2022

To: Exeter Township Board

From: Exeter Township Planning Commission

Re: Future review of Solar Energy Systems ordinance

Township Board members,

At our March 5, 2022 meeting, we informally agreed to review the current township Zoning Ordinance (Section 5.15). This letter is to inform the Township Board of our intention to review and possibly amend this section of the zoning handbook.

As you know, many Monroe county landowners may be approached to lease or purchase their land for Solar Energy systems installations. While Exeter Township was one of the few municipalities to have any ordinances regulating these installations, we feel there are improvements that can be made. Many of these concerns and issues have been brought into the forefront as most other Monroe County townships have (or are) considering creating Solar Energy System guidelines in their zoning ordinances.

Solar systems are being installed higher to allow systems covering parking lots and to allow livestock under them. We feel the section on the "reuse/renovation" on installations along with a stronger restoration (at the end of the systems usable life) is one area to be looked at. There is also additional resources that have been recently created to aid in writing of ordinances for system installations.

At this time, we will keep the Township Board informed of our decision to proceed with this review, through our liaison, Phillip Bruck. We welcome any comments from the Township Board concerning the review of this ordinance along with permission to proceed with this review.

Sincerely, *Roger Bezek*, Secretary

Exeter Township Planning Commission