

**SANDS TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
June 15, 2017  
Special Meeting

1. Call to Order at 6:30 by Planning Commission Chair R. Titter
2. Roll Call: J. Noe, S. Brauer, J. Yelle, A. Burbey, R. Titter, P. Lajewski-Pearson & E. Anderson
  - a. Absent: None
  - b. Others in Attendance: Randy Yelle, Carolyn Kerkela, Rick Hill, Bromley Hall, Joan Mulder, Keith Mingori, Darlene Walch, Jim Noe, Steve Foulks, Tracee Horn, Tracey L. Wiggins, Pamela Fjeldheim, James Goriesky
3. Approval of Agenda: Motion by S. Brauer, Supported by J. Noe, to approve agenda as presented. Ayes: 7 Nays: 0 Motion Carried.
4. Public Comment: None
5. Business:

- a. Public Hearing: SUP2017-04 – R. Titter opened Public Hearing at 6:32
  - i. Staff Input: R. Yelle explained the request from UPAWS/Hall Contracting, which is to construct a 15,000 square foot animal welfare shelter. He noted that the well will have a capacity of 9 gal/minute, and is not a large capacity well as the permit indicated.
  - ii. Requester Input: Joan Mulder, UPAWS Treasurer, explained the request. She went over the design of the site and how the facility will be set up and operate. She explained the veterinary and medical services they will use, and some additional plans for the property they do not currently offer at their facility.

Planning Commission members had several questions for Joan Mulder and Bromley Hall, the Contractor. Questions focused mainly on the water consumption, the veterinary and medical care provided for shelter animals, the care and housing of large animals, the site plan provided, the staffing and operation of the facility, numbers of animals the shelter houses, the receiving and care of animals from out of the area and out of state, safety of volunteers, staff and visitors, how animal waste will be dealt with, traffic to the site, state regulations, and how other services will be operated, including the dog park and rentals/fundraisers at the facility.

Many questions were able to be answered by B. Hall and J. Mulder, but some need additional information.

iii. Public Input:

- Tracey Wiggins shared concerns about the aquifer and if water usage for the shelter would impact water supply.
- Jim Noe shared concerns about the well and water use at the facility. He explained the layout of the aquifer and said the Crossroads area would be most impacted by a large water supply drawn at the property.
- When a water study was mentioned, Darlene Walch said there are very preliminary discussions in the County of renewing a water study from the past that looked into piping water through the area, but she did not anticipate a municipal water supply in the Township.
- James Goriesky said the Marquette County Fair is in support of the project and will help in any way they can. They would be willing to do an easement to provide additional property for large animals. He has witnessed the precautions taken to care for and rehabilitate animals by UPAWS.
- Pam Fjeldheim shared concerns about noise from the property, and the extra traffic along M-553. She also shared concerns about the water.
- Steve Foulks questioned the size of the property and how far the facility is from M-553.
- Tracee Horn shared concern on the water, and on animals brought in from other areas. She operates a kennel three miles away and worries about viruses brought in from other areas that could impact her business.
- James Goriesky said the bringing in of dogs from other areas is not regulated, and even someone driving through the area with their dog could bring in diseases. UPAWS takes precautions and follows State regulations.

iv. Close Public Hearing: R. Titter closed Public Hearing at 7:36

v. Commission Discussion & Action:

Because some of the questions were not able to be answered at this time and the site plans needs to show large animal enclosures and have the setbacks adjusted for the barn to house large animals, it was decided that no decision can be made until all information is gathered. *Note: The Planning Commission, per Zoning Ordinance, has 60 days to provide a decision.*

Planning Commission members have until June 20 to get any questions for UPAWS to the office. The list of questions (see attached) will then be sent to both Joan Mulder and Bromley Hall. This issue will be re-addressed at the July 18 meeting.

6. Public Comment: None

7. R. Titter adjourned meeting at 7:55.

Jane Noe  
Vice-Chairman

S. Brauer  
Secretary

C. Kerkela  
Recording Secretary

**Questions for UPAWS/Hall Contracting regarding SUP2017-04**

1. What will the water consumption for the facility be?
2. What are the MDOT traffic recommendations?
  - a. Will a safety turnout be required?
3. Please provide an updated site plan that shows:
  - a. Where large animals will be fenced in correlation with the pole barn
  - b. Pole barn setbacks
  - c. Paddocks – size and setbacks.

*Note: the Zoning Ordinance requires 2.5 pasture acres per large animal. The information provided will determine the number of large animals allowed.*
4. What type of fence will be used for large animals? Will it have an electrical system?
5. What are the hours of operation for the facility? For the dog park?
6. Will the dog park limit the number of dogs in the park at any one time?
7. What happens when an animal gets loose?
8. How is waste disposed of? How often will waste be picked up?
9. Will biodegradable bags for feces be provided for the dog park?
10. Please provide a copy of Form 990 for 2015 and 2016.
11. Please provide a copy of Form A1-034 for 2015 and 2016.
12. How many animals are brought to our shelter from different states?
13. Have you brought any animals in from different states this year?

14. What is the protocol for bringing in animals from out of state?
15. How many animals can the facility house at one time?
  - a. If anticipated water consumption for the facility seems too high due to aquifer concerns, can the number of animals be lowered?
16. Will there be a grooming tub for bathing?
17. Will the entire property be fenced and gated?
18. Will there be any outside pens and/or cages, or are all cages and animal runs within the enclosed building?