

# MINUTES OF THE AUGRES TOWNSHIP PLANNING COMMISSION

## Zoning Ordinance Review Meeting

April 24th, 2023  
9:00 A.M.

**IN ATTENDANCE:** Chairman Jesse Young and Donna Wilson

**ABSENT:** Barbara Luberd, Ross Maser, Patricia Tremble and Zoning Administrator Art Gallop

**PUBLIC IN ATTENDANCE:** Jeff Czymbor, Jon Rollins, Alisha VanSickle and Larry VanSickle, Joy and Mark Willis, Jim Herzog and Michael Oxley

**CALL TO ORDER:** The meeting was called to order at 9:00 am with the Pledge of Allegiance

**Chairman Jesse Young** noting that there was not a quorum (2 board members present - 3 absent) that the no action or motions could be taken. The agenda and minutes of the previous meeting were accepted but no motions were made to approve.

**PUBLIC COMMENT:** None at this time.

**BOARD COMMENT:** Chairman Young stated that as no business could discussed or approved that the meeting would proceed to public comment.

**Alisha VanSickle with Jon Rolling (local contractor):** Mr. Rollins, speaking on behalf of Alisha VanSickle (Swenson Road property) petitioned the board as to what needed to be done in order for the 'structure' on her property could meet the township's zoning ordinance. (VanSickle had a zoning permit approved to build a pole barn on her Swenson Road property (ID# 06-003-0-023-200-030-16), but violated the permit by installing a used garage as a dwelling - which was under the minimum square footage required (1020sqft). The footprint of the structure is 16x32 (only 512sqft). The garage was set on a slab/cinderblock foundation and the county health department issued a permit for a septic system (which was inspected and approved). Last Fall/Winter, Art Gallop notified the township board and a violation was issued, with a cease and desist designation - as well as contacting Area Code Enforcement to stop all inspections until the issue was resolved.

Rollins was here to see how the structure could be converted to meet the zoning requirements of the township. Clerk Oxley stated that the only way to convert the structure into a livable dwelling would be to add to the footprint (at hears 508sqft) or to build a 2nd story. It was made clear that the township was willing to work with VanSickle, but the zoning ordinance rules had to be observed. There was a bit of discussion about asking for a variance, but Chairman Young stated that by allowing a variance it would set a precedence for future dwellings. At this time Rollins and the VanSickles left the meeting.

**Joyous and Rick Willis:** Joy Willis spoke at length about the approval of a kennel on the property next to theirs (Mark and Erika Johnson). How she was supposed to be notified of the meeting at which they were approved for their kennel, and never got an email or a phone call. She and her husband Rick gave a multitude of reasons why such a kennel should never have been permitted: Continual noise, inadequate fencing, personal safety of themselves (their grandchild and her grandfather) when the dogs got loose. Also allowing for more dogs would make their current situation worse. Willis stated that she had complained about the issue, noting that the minutes of the past meeting showed that the applicants had stated they had no complaints from neighbors. Willis went on to describe the viscous nature of the breed of dog being bred and sold. How they had complained to County Animal Control several times as well. Can the township require the applicants to put up a sturdy fence, as the chicken wire fence was lacking any strength for such large dogs. There were additional comments about the junkyard/blight nature of all the cars on the back of the applicants property - that EGLE had been notified.

**BOARD COMMENT:** Chairman Young, in defense of approving the kennels, stated that the township zoning ordinance allowed Kennels as a use in agriculturally zoned properties. PC board member Donna Young said that she understood the Willis's concerns, but too deferred to the zoning ordinance allowing kennels.

**PUBLIC COMMENT:** Supervisor Jim Herzog stated that he has been in contact with Catherine Lemunyon (County Animal Control) and would talk to her further, as to what the county zoning ordinance rules were with respect to kennels.

**NEXT MEETING DATE:** Young and Wilson discussed possible days/dates for the next meeting but made no decision, needing to coordinate with the missing board members.

**ADJOURNMENT:** TIME – 10:00am. No motion made to adjourn (no quorum).

Minutes approved at the Planning Commission Meeting \_\_\_\_\_

Jesse Young, Chairman \_\_\_\_\_

Michael Oxley, Clerk \_\_\_\_\_