

WINDSOR CHARTER TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING – SEPTEMBER 18, 2013  
MEETING ROOM – 7:00 P.M.

Meeting was called to order by Chairperson Kubicek.  
Present: Kubicek, Borucki, Blair, Burton, Johnson, Pray  
Absent: Bredin  
Also present: Jim Foulds, CPS

No public comments on agenda items.

**Chairperson Kubicek called the Public Hearing for the Mid Michigan Cat Rescue Rezoning at 5707 Michigan Road, Dimondale from A-1 to B-2 to order at 7:02 PM.**

Sarah Vicary, Director, explained their plans for current and the future. She said they will start as an adoption center and expand as funds become available for more buildings and services.

Jaye Bergamini, resident, stated that she is in support of this swell program and that it would be good for the township.

Henry Wong, resident, asked if the zoning stays with the property – the answer is Yes.

Sam Febba, resident, stated he guessed his question was more for the SUP hearing.

Lee Hammond, resident, asked if this was in the Master Plan? Mr. Foulds stated that it is in the last comprehensive plan update.

**Public Hearing closed at 7:06 PM.**

**Chairperson Kubicek called the Public Hearing for the Mid Michigan Cat Rescue Special Use Permit to order at 7:06 PM.**

Sarah Vicary, Director, explained that their use is not listed in the zoning ordinance directly but the closest is veterinarian boarding as shelters are not listed. The cats are always indoors. They will also have in the future cat services for low income families. They are a sanctuary for cats and down the road may have temporary housing for families in transit, etc.

Sam Febba, resident, confirmed that all the cats are indoors as he is concerned over their killing of birds. Sarah Vicary stated again that they are indoors unless there is a caged area for outdoor time.

Ms. Vicary also explained that they relocate cats and when cats are adopted they are spayed or neutered and have all their shots. They have some feral cats but they are also kept indoors.

Mr. Wong asked what happens when a cat dies. They use Michigan Animal Disposal Laws. Many times they are cremated and they would probably bury them at their other site or possibly at this location.

It was noted that there is a pet cemetery on Dimondale Highway close to M-99.

**Public Hearing for Special Use Permit closed at 7:10 PM.**

**Regular meeting was called back to order.**

**Borucki moved and Johnson seconded to approve the minutes of the September 11, 2013 meeting as printed. Carried unanimously.**

**REPORTS:** none

**UNFINISHED BUSINESS:**

**Mid Michigan Cat Rescue Rezoning Request from Agricultural to B-2**

Jim Foulds explained that if approved and sent to Township Board that any use under B-2 could happen there. Other uses would need to have site plan reviews as this site will need. If it is just a site plan there would not be a public hearing but would be if the new use requires. They are interested in retail on site so this would apply and nothing further would need to take place.

Kubicek asked if a buyer could use the same SUP if new owner met the same requirements? Yes it could if the same uses were continued.

Mr. Foulds stated that the property is compatible and meets the twelve (12) standards. This is a large parcel which they could sell off a portion and if a new use it would need to be reviewed. Any Mid Cat Rescue expansion would need new site plan reviews. This step is approving the use of the property and additional buildings would need final site plan review.

**Borucki moved and Johnson seconded to recommend to the Township Board to adopt the rezoning of 5707 Michigan Road from A-1 (Ag) to B-2 (Commercial) based on the recommendation from staff reports, comments from the Public Hearing, being in compliance with the Comprehensive Plan and the zoning request fitting with sound land use. Also that the staff report from Mr. Foulds be part of the package. Carried unanimously.**

### **Mid Michigan Cat Rescue Special Use Permit**

Mr. Foulds explained that this use is allowed in the B-2 zoning as a Special Use Permit District. There has not been a specific site plan submitted at this time which they will need to do. The plan should identify parking, signs and lights. The site plan will also need to go to the Drain Commissioner for review to make sure that water flow is not affected towards existing buildings.

Mr. Foulds once again stated that any expansions would need to come to Planning Commission for review.

Sarah Vicary, Director, stated again that there will not be any free roaming cats and parking will be behind the existing house to start. It will be a gravel driveway. The small buildings will come as they can afford them. They will start with existing house for office and the new buildings will be for intake, hospice for cats, kittens and a new office building. They also would like to add a vet clinic, grooming and retail store.

Johnson stated that everything is pretty much explained.

Vicary stated that this will not all happen overnight and hope they can add a new building every couple of years. They operate under 100% volunteers (200) and are nonprofit. They average 350 adoptions per year. Vicary also stated that the house is very small and hope they can build within 3 years. She also stated that the house needs repairs to get it up to code which will probably take 3 months. It needs a new roof and has to be handicapped accessible. Their goal is to open in late winter or early spring. The volunteers go thru a process to learn how to work with adoptions. They work with Pennsylvania Vet Care for medical services.

Borucki asked about adding hours to the SUP. Vicary reported that there will not be anyone living on the site but when a new building is completed they hope to have a student living upstairs in the house. The volunteers are there 7 days a week and various hours during the day. They would most likely have public hours 3-4 days a week. Currently they use Pet Smart as their adoption center. Vicary also stated the only trucks would be trash.

Kubicek stated he is not concerned over hours since there is a banquet hall close by with activity late at night.

Vicary stated they are planning on using the middle five acres of the property and the buildings will be cute, matching and friendly looking.

Foulds stated that the zoning ordinance controls the lot coverage and setbacks and heights of buildings and parking on the site.

**Borucki moved and Pray seconded to recommend to the Township Board to grant the Special Use Permit to the Mid Michigan Cat Rescue at 5707 Michigan Road on site where rezoning was recommended earlier with the following:**

- 1. No free roaming cats.**
- 2. Compliance with the Michigan Carcass Laws.**
- 3. Signage will meet the zoning ordinance.**
- 4. More detailed site plan for parking.**
- 5. Future buildings go through site plan review with the Planning Commission.**

**Carried unanimously.**

**NEW BUSINESS:**

None

**PUBLIC COMMENTS ON ANY SUBJECT:**

None

**With no further business Borucki moved and Johnson seconded to adjourn the Meeting. Carried unanimously. Adjourned at 7:47 PM.**

Linda Towsley, Clerk

CHAIRPERSON:

VICE CHAIRPERSON:

SECRETARY:

DATE APPROVED: