



Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417

www.freshcoastplanning.com

Gregory L. Ransford, MPA

616-638-1240

greg@freshcoastplanning.com

Julie Lovelace

616-914-0922

julie@freshcoastplanning.com

Kevin Yeomans

616-821-4969

kevin@freshcoastplanning.com

Alexis Gulker

616-773-4638

alexis@freshcoastplanning.com

MEMORANDUM

To: Tallmadge Charter Township Planning Commission

From: Aaron Bigelow

Date: March 25, 2025

Re: Fraaza and Huizenga, Dogwood Canine Lodge, Special Use Application – 2875 Leonard St.

Attached is a Special Use application from Joel Fraaza and Angela Huizenga of Dogwood Canine Lodge to allow for a small-scale dog boarding facility with four individual cabins with attached fenced areas and a small office building. Their property is located at 2875 Leonard Street. The property is located on the north side of Leonard Street, west of 24th Avenue. It is an irregular shaped lot, with narrow road access to Leonard at the end of the 1,000-foot driveway, leading to 34 acres of forested land surrounding the home and barns.

The property is located within the Agricultural Zoning District (AG). In Section 5.04(b) of the Tallmadge Charter Township Zoning Ordinance (TCTZO), the operation of a kennel is allowed as a special use following Planning Commission approval. The application has been reviewed and found complete. We believe approval is appropriate, pending any required screening or sound buffering provisions to adjacent properties, if deemed necessary.

Proposed Use

As aforementioned, in accordance with Section 5.04(b) – Uses Permitted After Special Approval of the TCTZO, the applicant can seek a Special Use Permit for the operation of a kennel only after approval by the Planning Commission. Below is a copy of said section for your convenience.

Section 5.04(b) Uses Permitted After Special Approval.

Kennels, provided that no buildings, animal runs, or exercise areas shall be located within five hundred (500) feet of a dwelling unit; and all animal runs and exercise areas shall be located within a rear yard. Kennels shall be licensed as required by the Ottawa County Treasurer's Office.

The proposed location of the kennels will be 900 feet from the nearest dwelling unit, and all animal runs will be located immediately adjoining the kennels in the rear yard. Dogwood Canine Lodge will be required to show proof of a license prior to operation.

Site Plan Standards

Special Use approval is subject to the Site Plan Review standards of Section 18.06 – Standards of the TCTZO. Below is a copy of said section for your convenience.

In an effort to assist with your review, we provided our comments in italic font for each standard.

Section 18.06. Standards.

The Planning Commission shall review the site plan for compliance with the requirements of this Ordinance and conformance with the following general standards:

- (a) The applicant may legally apply for site plan review.

The applicants are the legal owners of the property. As a result, it appears this standard has been met.

- (b) All required information has been provided.

The applicants have provided all information necessary for the Special Use application. As a result, it appears this standard has been met.

- (c) The proposed development conforms to all regulations of the zoning district in which it is located.

This proposed development will not remove any agricultural lands from operation, and should preserve the existing woodlands. The kennel will be 900 feet from the dwelling unit, exceeding the 500-foot minimum. The proposed development, including animal runs and exercise areas, would be in the rear yard. A kennel is permitted as a special use in the Agricultural District following Planning Commission approval. As a result, it appears this standard has been met.

- (d) All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

We believe the elements of the site plan are harmoniously and efficiently organized and will not impede the normal and orderly development of surrounding properties. The Planning Commission may want to create a condition that the vegetation along the east property line is preserved, ensuring that a buffer remains to potential future development in the neighboring parcel. As a result, it appears this standard has been met.

- (e) The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

Pending comments received at the public hearing, with particular regard for noise, the Planning Commission may wish to create a condition that tree removal along the eastern property line shall be minimized to the greatest extent possible. With this condition, it appears this standard has been met.

- (f) Natural resources will be preserved to and protected to the maximum feasible extent and organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.

The proposed development is contained in a minimal footprint, ensuring that the existing natural resources will be preserved and that there will be minimal soil disturbance. With this consideration, it appears this standard has been met.

- (g) The proposed development will not cause soil erosion or sedimentation problems.

The proposed development is contained in a minimal footprint, with no drain or water body in proximity. We do not anticipate that there will not be any soil erosion or sedimentation problems. As a result, it appears that this standard has been met.

- (h) The drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

We believe that the proposed development will minimize any disruption to the overall layout of the land. The only disturbance will be the leveling of the area needed for the concrete footing of the four small cabins and office building. The natural drainage course will remain, not causing any undue runoff onto neighboring property or overloading water course in the area. As a result, it appears this standard has been met.

- (i) The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.

It appears this standard has been met given that no floodways or floodplains exist in the vicinity of the subject property.

- (j) The plan meets the specifications of the Tallmadge Township for water supply, sewage disposal or treatment, storm drainage, and other public facilities.

The existing on-site infrastructure appears to be adequate given that the proposed kennel facility will not be connected to public facilities, excluding electricity. As a result, it appears this standard has been met.

- (k) With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; special attention shall be given to the location, number and spacing of access points; general interior circulation; separation of pedestrian and vehicular traffic; the avoidance of building corners next to access drives; and the arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties and flow of traffic on adjacent streets.

The proposed use of the property is isolated and should produce minimal traffic. The proposed arrangement of vehicular facilities and walkways appear to adequately serve the proposed use and should not detract from the design of the proposed buildings and structures, nor cause an issue on neighboring properties or with the flow of traffic on adjacent streets. As a result, it appears this standard has been met.

- (l) All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means as required by the Township fire department.

We have provided a copy of the proposed development to the Township Fire Chief for his review. We will transmit any comments of concern once received.

- (m) The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

We believe this standard has been met given that the existing dwelling unit is 900 feet away from the proposed location of the kennel.

- (n) All loading and unloading areas and outside storage of materials which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials. Also, outdoor storage of garbage and refuse shall

be contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.

We believe that there will be extremely limited public visibility of the proposed kennel due to the isolated and forested nature of the property. The existing residential trash facilities will remain at the dwelling unit and appear to be adequate to serve the proposed use. As a result, it appears this standard has been met.

- (o) All lighting shall be shielded from adjacent properties and public right-of-way.

The proposed lighting is minimal and will be shielded from adjacent properties and public right-of-way. As a result, it appears this standard has been met.

- (p) Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

We believe this standard has been met given the development should be minor and will occur in one phase.

- (q) Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted.

It appears this standard has been met given that the applicant will be required to obtain necessary permits for the kennel prior to operation.

Special Use Standards

Following Site Plan Review, the Special Use is subject to the Special Use standards of Section 19.06. Below is a copy of said section for your convenience.

In an effort to assist with your review, we provided our comments in italic font for each standard.

Section 19.06. Required Standards and Findings.

The Planning Commission or the Township Board, as the case may be, shall review the particular circumstances and facts of each proposed special use in terms of the following standards and required findings, and with respect to any additional standards set forth in the zoning districts and general provisions herein. The Planning Commission or the Township Board, as the case may be, shall find adequate evidence showing that the proposed use on the proposed lot generally satisfies the following:

- (a) Will be harmonious, and in accordance with objectives, intent, and purposes of this Ordinance.

The proposed kennel will be isolated from any neighboring properties and should create minimal traffic or environmental disturbance. A kennel is permitted as a special use in the Agricultural District after Planning Commission approval. Therefore, it appears that this use will be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.

- (b) Will be compatible with the natural environment and existing and future land uses in the vicinity.

The proposed development is contained with a minimal footprint in a location that should require little environmental disturbance. The preservation of vegetation along the east property line will ensure a buffer remains to potential future development in the neighboring parcel. Therefore, with this condition, it appears the proposed development will be compatible with the natural environment and with existing and future land uses in the vicinity.

- (c) Will be compatible with the Township Master Plan.

The proposed development does not appear to encourage additional development and will continue to preserve the rural character of the Agricultural area of the Township. The development should blend with the natural landscape, as the extensive woodlands will remain on the subject property, minimally impacting native drainage and existing open spaces. As a result, it appears that the proposed kennel will be compatible with the Township Master Plan.

- (d) Will be served adequately by essential public facilities and services, such as but not limited to highways, streets, police and fire protection, drainageways and structures, and refuse disposal, unless the persons or agencies responsible for the establishment of the proposed use will be able to provide adequately any such service.

We believe that the existing on-site infrastructure should be adequate given that the proposed kennel facility will not be connected to public facilities, excluding electricity. The existing residential trash facilities will remain at the dwelling unit and appear to be adequate to serve the proposed use. One parking area with four (4) parking spaces, and walk paths will be constructed, no additional driveways will be necessary. Pending comments from the Township Fire Department, the standard may be satisfied.

- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare.

We believe the isolated, forested nature of the proposed development, along with Planning Commission conditions guaranteeing the vegetation along the east property line will remain, ensures that the proposed special use will be compatible with the natural environment and with existing and future land uses in the vicinity.

- (f) Will not create additional requirements at public cost for public

It does not appear that there will be any additional requirements at public cost.

Fire Department Review

As aforementioned, we have provided a copy of the proposed development to the Township Fire Chief for his review. We will transmit any comments of concern once received.

Engineer Review

Given the use does not propose any major impervious surface or grade changes, we did not reach out to the Township Engineer for comments. In the instance the Planning Commission desires review by the Township Engineer, we will transmit a copy to him for his review.

Planning Commission Considerations, Recommendation, and Draft Motion

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration. They are listed in no particular order:

- Consideration of placing the condition requiring a 30-foot vegetated buffer along the east property line.
- Consideration of the Site Plan Review Standards provided in Section 18.06
- Consideration of the Special Use Standards provided in Section 19.06

Recommendation and Draft Motion

Given our recommendation of approval and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to recommend approval of the site plan as presented, because it meets the standards provided in Section 18.06 and Section 19.06. The site plan includes:

- Special Use Application form, dated 1.18.25
- Special Use Application request description memorandum
- 2875 Leonard Street Proposed Site Plan

with the following conditions:

1. The applicant receives the necessary permit/licensing from the Ottawa County Treasurer's Office for the operation of a kennel.
2. A 30-foot vegetative buffer will remain along the east property line.

Public Hearing

Given that the request is a special use, a public hearing is required to be conducted by the Planning Commission.

The application has been scheduled for a public hearing at your March 25, 2025 meeting. The applicant is expected to be in attendance. If you have any questions, please let us know.

AB
Planner

Attachments (Applicant provided site plan & elevations)

cc: Supervisor Bennett