

**Kimball Township Planning Commission  
Kimball Township Municipal Office  
2160 Wadhams Rd., Kimball Michigan  
Regular Meeting/Public Hearing  
June 23, 2020  
6:30 P.M.**

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**Open Meeting:** Orr opened the meeting with the pledge of allegiance at 6:30 p.m.

**Roll Call of Members:** **Present:** Orr, Hoffman, Milton, Barrett, Kern and Craig. **Absent:** None.

**Also Present:** Erickson-Zoning Admin., Blaszczuk-Deputy Clerk

**I. Approval of Agenda-Regular Meeting/Public Hearing**

Barrett motioned to approve the agenda as presented. Seconded by Kern. **Motion Carried.**

**II. Approval Of the Minutes February 25, 2020**

Kern advised that the groom listed should be corrected to “Sittin Pretty”.

Barrett motioned to approve the minutes with the listed changes. Seconded by Milton. **Motion Carried.**

**III. New Business**

**a. Public Hearing-Rezoning-Bartlett Rd-74-25-003-3001-200, 74-25-003-3001-500, 74-25-003-3001-400, 74-25-003-3001-100, 74-25-003-3001-300:**

Orr opened the public hearing at 6:35 p.m.

Radatz explained that he would like to have the properties rezoned from Ag to R-2 in order to put in a condo home development.

Barrett questioned why R-2 instead of R-1.

Radatz explained that he would be fine with R-1 if that works better for future use.

Discussion.

Orr closed the public hearing at 7:10 p.m.

Barrett motioned to recommend the rezoning for approval and send the matter on to SCC Metro Planning. Seconded by Kern. **Roll Call Vote: Yes:** Barrett, Kern, Milton, Orr, Hoffman and Craig. **No:** None. **Motion Carried.**

**b. Public Hearing-Rezoning-Allen Rd- 74-25-013-4014-000 1652 Allen Rd:**

Orr opened the public hearing at 7:12 p.m.

Varty explained that he would like the property rezoned from Ag to R-2 in order to split the parcel and build new homes on it. He advised that all but 4 parcels in that area are zoned R-2.

Hoffman questioned the capability of the Allen Rd lift station to handle the additional sewage.

Varty advised that he is not on that section of the sewer main and is past the lift station on the gravity section of the main.

Barrett questioned Erickson in regards to “Rural Estates” in the zoning code.

Destiny Jones of 1672 Allen Rd asked Varty several questions regarding his plans for the property. Varty answered.

Discussion.

Barrett motioned to deny the request. Seconded by Craig. Roll Call Vote: Yes: Barrett, Craig, Orr and Hoffman. No: Kern. Abstained: Milton. Motion Carried.

Barrett motioned to send the matter to SCC Metro Planning and then the Kimball Township Board of Trustees for the final decision. Seconded by Kern. Motion Carried.

IV. Old Business

a. Special Exception Use: Kennel Licenses: 74-25-021-2016-000 1350 Pine River Rd & 74-25-024-2013-000 1414 Pine River Rd

Bence showed proof of fencing installed and provided the hand drawn site plans as previously requested by the Planning Commission. She advised she would like to have 18 permanent adult dogs and 20 litters per year. 9 adult dogs at each address.

Discussion on the amount of acreage total between the two addresses.

Barrett motioned to allow at 1350 Pine River 9 adult dogs and 5 litters of puppies, any new building permits in relation to the kennel operation be submitted to the Planning Commission for review and that the kennel comply with all St. Clair County Animal Control rules and regulations. Motion died for lack of support.

Barrett motioned to allow at 1350 Pine River 9 adult dogs and 7 litters of puppies, any new building permits in relation to the kennel operation be submitted to the Planning Commission for review and that the kennel comply with all St. Clair County Animal Control rules and regulations. Seconded by Milton. Roll Call Vote: Yes: Barrett, Milton, and Craig. No: Hoffman, Kern and Orr. Motion denied.

Barrett motioned to allow at 1414 Pine River Rd 9 adult dogs and 0 litters of puppies, any new building permits in relation to the kennel operation be submitted to the Planning Commission for review and that the kennel comply with all St. Clair County Animal Control rules and regulations. Seconded by Hoffman. Roll Call Vote: Yes: Barrett, Hoffman, Orr, Kern, Milton and Craig. Motion Carried.

Hoffman motion to allow at 1350 Pine River Rd 9 adult dogs and 5 litters of puppies, any new building permits in relation to the kennel operation be submitted to the Planning Commission for review and that the kennel comply with all St. Clair County

**Animal Control rules and regulations. Roll Call Vote: Yes: Hoffman, Kern, Orr, Craig and Barrett. No: Milton. Motion Carried.**

**Discussion.**

**Milton would like to amend the motion for 1414 Pine River Rd to add 5 litters of puppies. Seconded by Barrett. Roll Call Vote: Yes: Milton, Barrett, Craig and Kern. No: Orr and Hoffman. Motion Carried.**

**Bence requested that the Planning Commission reconsider the request. Barrett advised her that the matter can always be reconsidered in the future.**

**b. High Grade Materials: Final Site Plan:**

**Hoover explained that the driveway will be shared and it will be a legal recorded easement.**

**Discussion.**

**Barrett motioned to approve the site plan contingent upon access via the shared driveway for the front parcel and approvals from the St. Clair County Road Commission and Drain Commission. Seconded by Craig. Roll Call Vote: Yes: Barrett, Craig, Orr, Hoffman, Milton and Craig. No: None. Motion Carried.**

**V. Reports**

**a. Bill Orr, Watershed.  
No report.**

**b. Bill Orr, ZBA  
No report.**

**c. Erik Hoffman, Kimball Township Board of Trustees  
No report.**

**VI. Audience Participation**

**Blaszczuk advised with new Clerk there will be a new recording secretary and to please be patient as new people learn the position.**

**VII. Adjournment**

**Barrett motioned to adjourn the meeting at 8:26 p.m. Seconded by Milton. Motion Carried.**