



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: March 21, 2024
Re: URSA 24-02
Angel Paws Dog Rescue Kennel
2700 Honeywell Lake Rd
PIN 11-32-300-012

You are asked to consider an application for Special Approval of Land Use to permit a dog kennel at a residential property at 2700 Honeywell Lake Road. This property first came to our attention when Animal Control was called by neighbors to investigate a complaint. We advised that agency and the property owner that Highland Township allows only two adult dogs over the age of 6 months at a residential dwelling unit. Additional dogs may be kept only if a Kennel permit is first issued.

For a Special Approval of Land Use for a kennel, the applicant must satisfy the required standards of approval in Section 6.03H, and the Supplemental Provisions specific to kennels which are identified in Section 10.18. The applicant has submitted a plot plan and a written letter explaining the operations plan. Staff has also added some aerial photos and excerpts of the Zoning Ordinance for your review. In addition, we have already received a couple letters of objection from neighbors south of Honeywell Lake Road.

As for the supplemental provisions, the property satisfies the minimum lot size, but the fenced area is within 80 feet of the property line, whereas the ordinance requires 100 feet. The distance to the right-of-way and adjacent homes exceeds 100 feet as required by the ordinance. The operations plan offers a discussion of how noise concerns are attenuated but is silent on how solid waste is handled.

I will leave it to your judgment to determine whether the proposal



satisfies the Standards of Review. Please note that a Special Approval of Land Use permit does not release the applicant from also complying with the General Code Ordinance regulations regarding dogs, found in Chapter 6 of the General Code. Also, the operator would be required to obtain and maintain a kennel license from Oakland County, which also requires an inspection from Animal Control.

The Planning Commission is a recommending body. The proposal will pass with your recommendation to the Board of Trustees for a final decision.



**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
March 21, 2024
7:30 P.M.**

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, March 21, 2024, at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

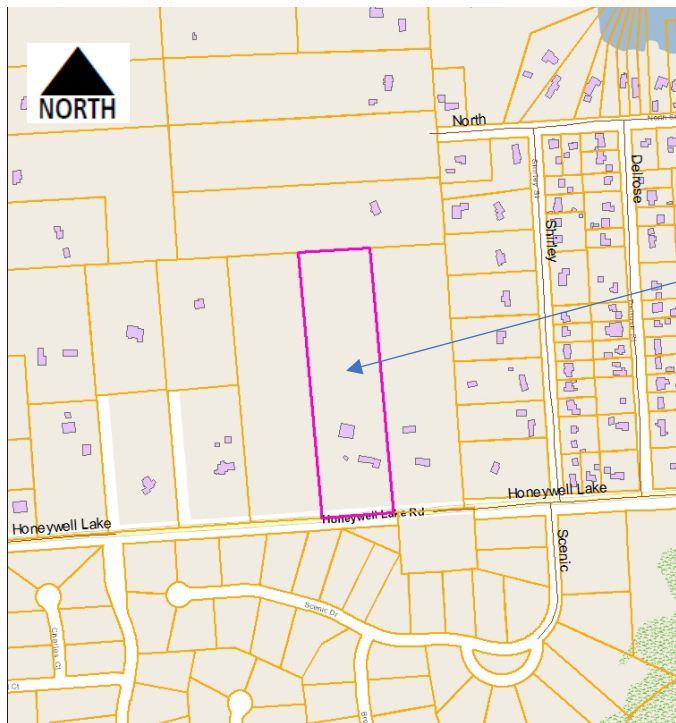
TO CONSIDER:

Request for Use Requiring Special Approval submitted by applicant and property owner Elizabeth Earl Harding

REQUEST:

Section 4.05 Agricultural & Rural Residential District (ARR) Subsection C.12 Kennels;
Article 6, Special Land Use Procedures and Standards and
Article 10, Supplemental Provisions Section 10.18

LOCATION: Parcel 11-32-300-012 2700 Honeywell Lake Rd

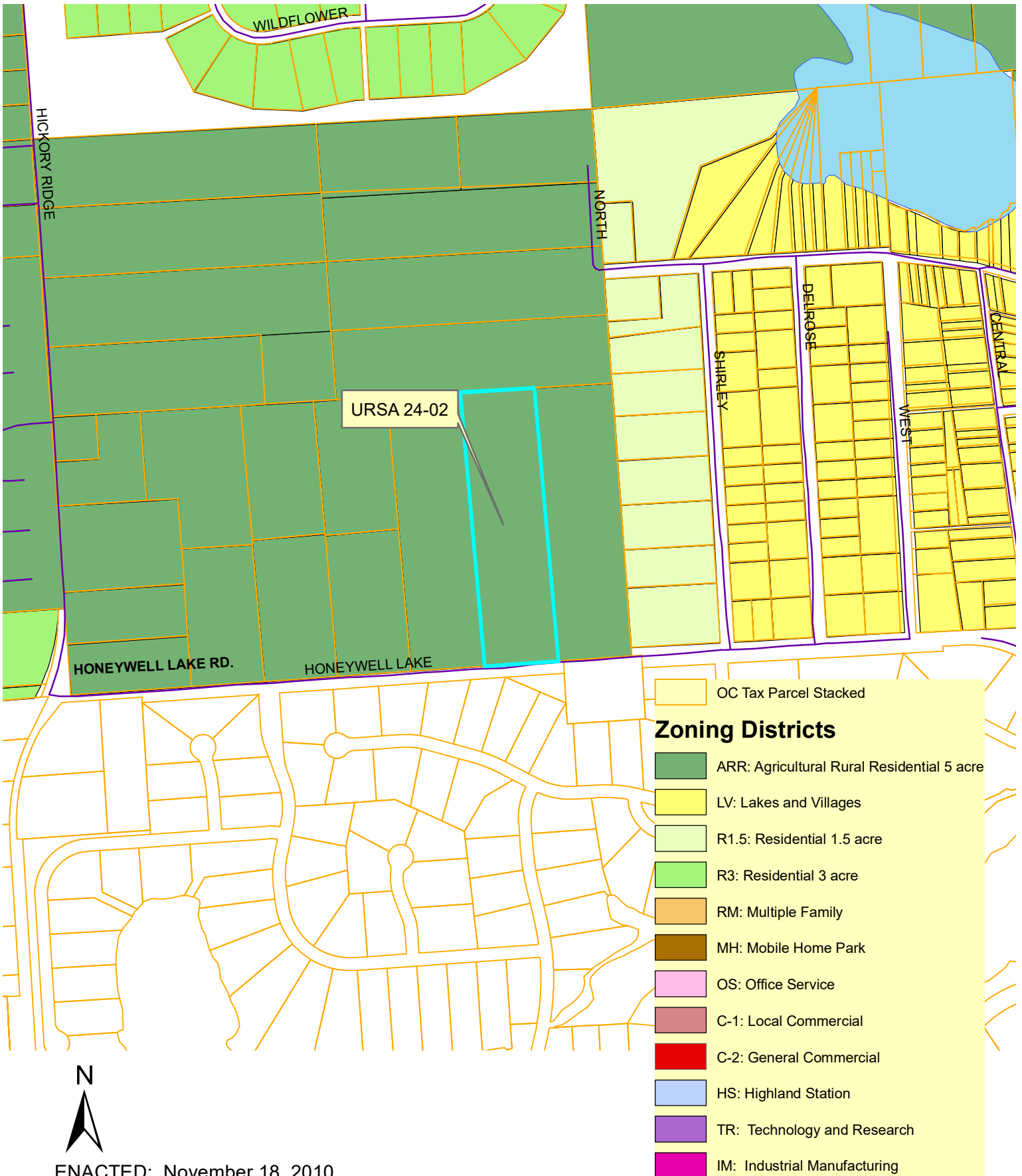


Parcel to be considered
for special approval for
Kennel

Grant Charlick, Acting Chairman
Highland Township Planning Commission

(Publish: February 29, 2024)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 1/22/24 Fee: \$500⁰⁰ Escrow: \$2500⁰⁰ Case Number: 3224 IRSB 24-07 *waved fee*

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: Elizabeth Earl-Harding
 ADDRESS: 2700 Honeywell Lk Rd
Milford MI 48380
 PHONE: 248 231 1570
 EMAIL: elizabeth.earlharding@gmail.com

OWNER INFORMATION

NAME: Same
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: 2700 Honeywell Lk Rd
 LOT WIDTH: 348 LOT DEPTH: 1294.07/1290.71 LOT AREA: _____
 PARCEL IDENTIFICATION NUMBER(S): 11-32-300-012

3. PROJECT INFORMATION

PROJECT NAME: _____
 PRESENT ZONING: Agricultural ARR PROPOSED ZONING: _____ ARR
 PRESENT USE: Single family home PROPOSED USE: Pet Reserve

APPLICANT

SIGNATURE: Elizabeth Earl-Harding
 PRINT NAME: Elizabeth Earl-Harding

On the 22 day of Jan, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged the foregoing executed the same.

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

State Of Michigan
 County Of Oakland

Notary Public: Jennifer Bosh

OWNER

SIGNATURE: Elizabeth Earl-Harding
 PRINT NAME: Elizabeth Earl-Harding

On the 22 day of Jan, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

State Of Michigan
 County Of Oakland

Notary Public: Jennifer Bosh

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.

January 20, 2023

To Whom it May Concern,

Angel Paws Pet Rescue is a completely foster-based pet rescue group that my daughter and I started November 8, 2023. We live on 10 acres at 2700 Honeywell Lake Road in Highland Township. I have over 30 years experience training, grooming, boarding, and fostering dogs. Our plan for our rescue is for the dogs to come to our home initially whether they are surrendered by their owners or pulled from a shelter or animal control. We plan to quarantine them for 7 days as that is the normal incubation period for parvovirus and other canine communicable diseases to help ensure we are not putting sick dogs into foster homes. We will evaluate their temperaments during that time as well to help pair them with the best foster home.

We have about ½ of an acre fenced backyard that is divided into 2 sections. We have a 4' chainlink fence across the front (north) and down the west side and in the middle of the 2 sections. The east and north sides are 4' farm fence that has been lined with 2' fence with smaller spacing to prevent small dogs from going through. The east fence is on our property line with a neighbor that has been there longer than 20 years. The middle fence is approximately 110' from the east property line and the west fence is approximately 100' from the west property line. We will use that section of the yard for the foster dogs so the fences are not boarding either side of our property.

We have always had dogs since we moved here in 1991. We do not leave our own dogs outside if they start barking and the foster dogs will be treated as if they are

our own. We try to be very mindful of the noise and how it carries in the
“country.” We are seeking a special land use so that we may apply for a kennel license
so that we can have our rescue and foster dogs and still follow the rules and
regulations that we need to.

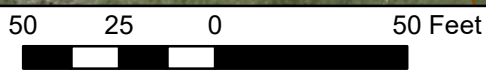
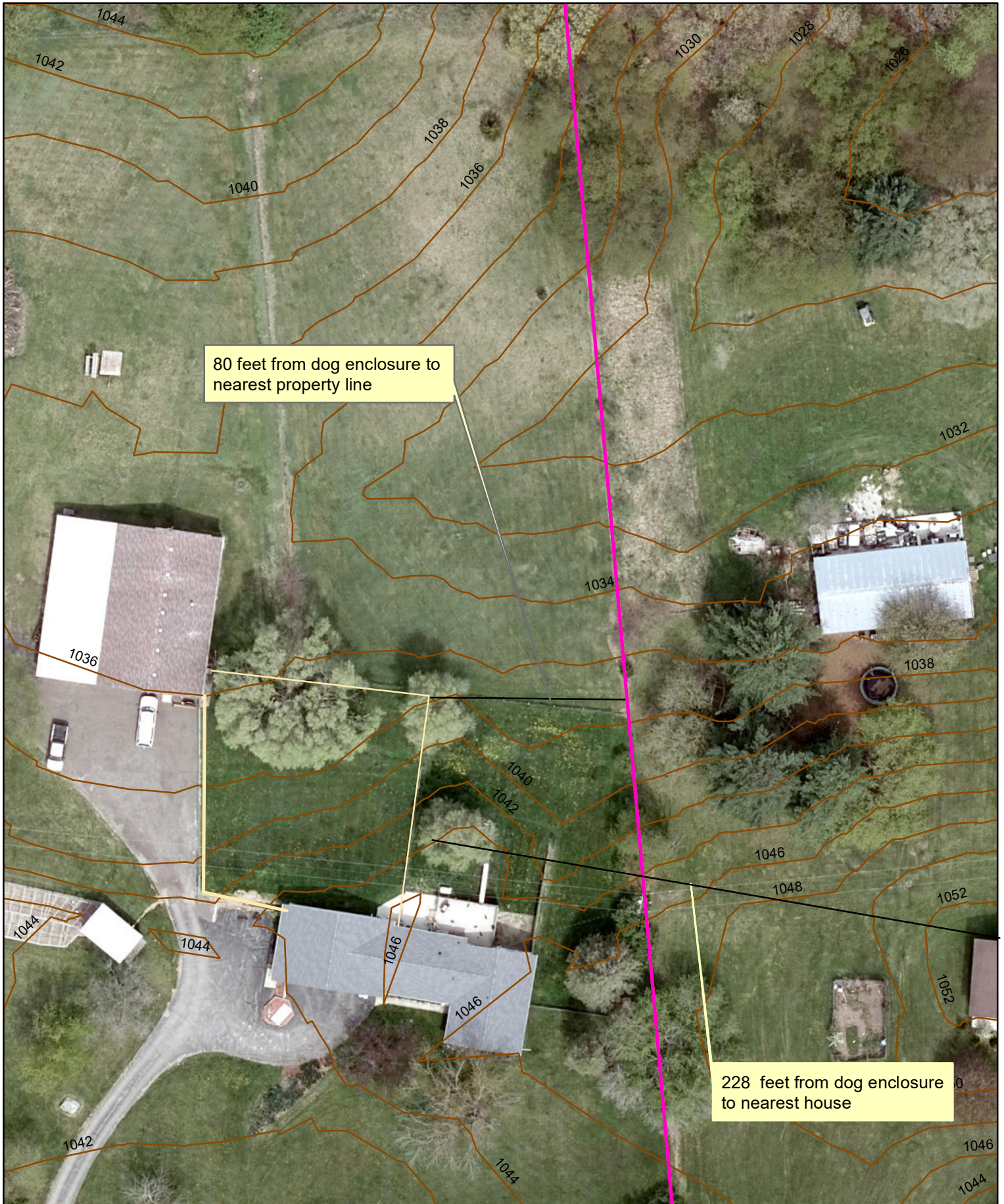
Thank you,

A handwritten signature in cursive script that reads "E. Earl-Harding".

Elizabeth Earl-Harding
Founding Director



2700 Honeywell Lake Rd
PIN 11-32-300-012





Charter Township of Highland (H) 11-32-300-012 Active

Print Date: Date

2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Primary

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Primary

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Rear

Structure: Primary

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Out-Building

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Out-Building

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Out-Building

Photo Date: 07/31/2014



2700 Honeywell Lake Rd
Milford MI 48380

View: Front

Structure: Out-Building

Photo Date: 07/31/2014



PUBLIC COMMENT

From: [Sarah Beer](#)
To: [Planning Shared Mailbox](#)
Cc: mbeer30@hotmail.com
Subject: Public Hearing 3/21/24 for Dog Kennel at 2700 Honeywell Lake Rd.
Date: Tuesday, March 12, 2024 1:11:40 PM

To Whom It May Concern:

We are writing in response to a notice I received regarding a special approval for a dog kennel at 2700 Honeywell Lake Road. While the notice indicates the application can be viewed online, it is not available for viewing nor is the matter scheduled for an upcoming meeting according to the Highland township website.

We are strongly opposed to the kennels in a residential area. Our home is located directly across Honeywell Lake Rd from the property in question, and we can see their lot from our backyard. There are already kennels located on this property and we can hear dogs barking from inside our home. Honeywell Lake Road is not paved, and there is already an influx of speeding traffic that can be heard from inside our home and this would further increase the noise. It's our understanding that there is already an operating kennel at this location without the proper permit or zoning and, in fact, the "kennels" are actually intended for a non-profit 501c3 operating under the name Angel Paws Pet Rescue.

According to Highland Township Ordinances, the proposed dog kennel is in direct violation of Chapter 6, Article 1, Sec. 6.2((a); Article 2, Sec 6.32; Chapter 12, Sec 12-2, and Sec. 12-3(b)(1). These regulations were put in place to ensure the well-being and tranquility of our neighborhood, and approving the kennel would undermine these fundamental principles. Specifically, Chapter 12, protects residents from nuisance. Chapter 12, Sec 12-2 defines as nuisance in part as "...any act or acts or omission to act on the part of any person which creates or permits the existence of a situation which annoys, injures or endangers the peace, welfare, order, health or safety of the public in their persons or property. As defined herein, a nuisance includes, but is not limited to, conditions which render persons insecure in life or in the use and enjoyment of their property, such as effects and emanations from noise...".

We would like to emphasize the "safety" part of the above-referenced ordinance, as we have three small children who play in our backyard almost daily. With kennels and/or animals rescues, there is the risk of animals getting loose and running into our yard and endangering our family. Angel Paws Pet Rescue has posted pictures of aggressive dog breeds on their business page on Facebook.

Section 6, special land use procedures and standards indicate the following, "All special land uses shall be compatible and harmonious with the surrounding land uses taking into consideration the size, location and character of the proposed special land use within the context of surrounding land uses and the Master Plan. Furthermore, the proposed special land use shall not cause substantial injury to the value of other property in the area in which it is located." This is a residential area and the appearance of dog kennels currently on the property and the noise from the animals, and increased traffic, will decrease the value of our home and the surrounding area.

Additionally, section 6 indicates "The proposed special land use shall be in general agreement with the Master Plan designation for the area where the use is proposed". This is a residential area and is not designed for multiple kennels. Section Sec. 10.18. - Kennels, indicates "An operation and maintenance plan shall be submitted that specifically addresses how noise will be attenuated and waste handled". As previously mentioned, there are already dogs located at this property which we hear inside our house.

We are opposed to this proposal and ask for this application to be rejected.

Matthew and Sarah Beer
1941 Scenic Drive, Milford, MI 48380

From: [Tanya Emerson](#)
To: [Planning Shared Mailbox](#)
Subject: Public hearing 3/21/24 approval for dog kennel
Date: Monday, March 11, 2024 4:36:02 PM

I am writing in response to a notice I received regarding a special approval for a dog kennel at 2700 Honeywell lake road.

While the notice indicates the application can be viewed online, it is not available for viewing nor is the matter scheduled for an upcoming meeting according to the Highland township website.

I am strongly opposed to the kennels in a residential area. In fact, there are already kennels located on this property and we hear dogs bark. Honeywell lake road is not paved, and there is already an influx of speeding traffic that can be heard from inside our home and this would further increase the noise.

Section 6, special land use procedures and standards indicate the following, “ All special land uses shall be compatible and harmonious with the surrounding land uses taking into consideration the size, location and character of the proposed special land use within the context of surrounding land uses and the Master Plan. Furthermore, the proposed special land use shall not cause substantial injury to the value of other property in the area in which it is located.”

This is a residential area and the appearance of dog kennels currently on the property and the noise from the animals, and increased traffic will further decrease the value of our home.

Additionally section 6 indicates “ The proposed special land use shall be in general agreement with the Master Plan designation for the area where the use is proposed”. This is a residential area and is not designed for multiple kennels. Section Sec. 10.18. - Kennels, indicates “ An operation and maintenance plan shall be submitted that specifically addresses how noise will be attenuated and waste handled”. As previously mentioned, there are already dogs located at this property which we hear inside our house.

I am against the proposed notice and ask for this application to be rejected.
Tanya Emerson
1939 Scenic drive, Milford Michigan 48380

2700 Honeywell Lake Rd

Douglas Holdsworth
Planning Shared Mailbox
Mon, Mar 18, 2024, 6:05 PM

To Whom It May Concern:

I am writing to voice my opposition to the proposed dog kennel at 2700 Honeywell Lake Rd for the purpose of expanding a dog rescue. I am a dog lover and fully support rescues like this one, but this location is not appropriate. This proposed rescue sits adjacent to a residential neighborhood, and is known to take in aggressive breeds of dogs. This neighborhood is filled with children as well as licensed pets that do not have fences, per the rules of the HOA. Any loose animals will eventually end up in the neighborhood and could pose a threat to residents or their pets. Noise and odor pollution are also a concern and will have a negative effect on property values and overall quality of life for those who live adjacent.

Thank you,

Douglas Holdsworth
1779 Bristol Dr
Milford, MI 48380

Dear Planning Commission,

I am writing to express my concerns regarding the proposed rezoning of the residential property located at 2700 Honeywell Lake Road for the purpose of building dog kennels. This property is directly behind my home, located at 1939 Scenic Dr. in the Lakes of Milford subdivision. As a resident of the neighborhood directly affected by this proposed change, I oppose the rezoning for the following reasons.

The creation of commercial dog kennels in our residential area would introduce significant noise and traffic disturbances. The constant barking of dogs and the increased vehicle activity associated with a commercial operation would diminish the quiet and peaceful atmosphere we currently enjoy. In my opinion this would lead to an environment that is incompatible with the character of our community.

I am also concerned about the potential adverse impact that this rezoning could have on property values in the vicinity. The presence of commercial kennels nearby could deter prospective homebuyers and diminish the market appeal of our properties, thereby undermining our investments and the overall stability of the neighborhood's real estate market.

Given these concerns, I respectfully urge the Township to carefully consider the implications of rezoning the referenced property. I ask the Township to consider the voices and interests of the community members directly impacted by this proposed change before making any final decisions. While I recognize the importance of balanced development and economic growth, it is important that such initiatives be conducted in a manner that preserves the quality and property values of existing residents.

Thank you for your attention to this important issue. Please do not hesitate to contact me if you require any further information or clarification regarding my concerns.

Sincerely,

Craig R. Emerson

Opposition of proposed kennel at 2700 Honeywell Lake

From: April Moore <apmoore@hplanning.com>
To: Planning Shared Mailbox <planning@hplanning.com>
Date: Wed, Mar 13, 2024, 8:43PM

RE: Request for Use Requiring Special Approval at 2700 Honeywell Lake- proposed Kennel by Elizabeth Earl Harding
Public Hearing Date: March 21, 2024
From: Lakes of Milford Subdivision - 25 impacted homeowners

Dear Members of the Highland Township Planning Commission,

We are writing to express our strong opposition to the proposed dog kennel in our community, located at 2700 Honeywell Lake Rd, Highland Township. We believe permitting such use would violate several local ordinances and pose a significant nuisance to the surrounding neighbors.

According to Highland Township Ordinances, the proposed dog kennel is in direct violation of Chapter 6, Article 1, Sec. 6.2((a); Article 2, Sec 6.32; Chapter 12, Sec 12-2, and Sec. 12-3(b)(1). These regulations were put in place to ensure the well-being and tranquility of our neighborhood, and approving the kennel would undermine these fundamental principles. Specifically, Chapter 12, protects residents from nuisance. Chapter 12, Sec 12-2 defines as nuisance in part as "...any act or acts or omission to act on the part of any person which creates or permits the existence of a situation which annoys, injures or endangers the peace, welfare, order, health or safety of the public in their persons or property. As defined herein, a nuisance includes, but is not limited to, conditions which render persons insecure in life or in the use and enjoyment of their property, such as effects and emanations from noise...". Sec. 12-3(b)(1) further puts an exclamation mark on animal noises as unlawful that "disturbs the comfort or repose of any person."

What is more, a dog kennel in close proximity to residential areas will lead to noise disturbances, unpleasant odors, and increased traffic. This goes against the spirit of Chapter 12 that emphasizes the importance of maintaining a peaceful living environment for all residents. This area is primarily residential, with 2700 Honeywell Lake one of the few lots zoned as agricultural/rural residential. In fact, this lot is only two lots over from a dense lakes and villages residential neighborhood located in Highland Township, and directly across from a mature and attractive residential development in Milford Township. A dog kennel does not fit with the residential nature of the surrounding community.

Perhaps most importantly, it appears the true nature of the proposed "kennel" at 2700

Honeywell Lake Rd is an animal rescue, Angel Paws Pet Rescue; and the lot may already be in use as such without appropriate permits. This use is incongruent with the permitted uses of Agricultural and Rural Residential zoned land in Highland Township, Chapter 4, Sec 4.05 A, B, and C. Little information regarding the nature of this kennel has been shared, though we understand that the resident of 2700 Honeywell Lake Rd has set up a Go Fund Me to support the costs of the application to the Township and to further use funds to support the kennel and an animal rescue. While we agree that animal rescues serve a purpose in the community, we are concerned about the long term maintenance and care of animals where the applicant of 2700 Honeywell Lake Rd must fundraise to support the application costs. Again, a "kennel" or dog rescue does not fit with the residential nature of the community.

Lastly, The provisions of Chapter 25, Article 10, Sec 10.18, do not adequately protect nearby homeowners from the inherent nuisance of a kennel of barking dogs. The intent and spirit of this ordinance is to protect other residents from the noise of barking dogs. In a valley with several bodies of water, noise echoes and carries, and a kennel of barking dogs will carry further than 150 feet to the residents in the area of Honeywell Lake Rd, Stoneridge, Commerce, and Hickory Ridge. The large capacity appearing kennel structures are visible from Honeywell Lake Road, visible from residences on Scenic Drive, and appear to be closer than 150 feet from residential structures. Sec. 10.29 recognizes the noise nuisance as pet caring facilities must keep animals in doors from 7 pm to 7 am so as not to disturb residents in the area. While this section does not address noise during the day, the Township has given thought of noise of dogs during the night. No adequate protections are given to residents at any time of the day with homes near the proposed kennel.

Considering the potential negative impact on property values, quality of life, and adherence to local ordinances, we urge the Planning Commission to deny the approval of the proposed dog kennel. It is essential to prioritize the concerns and well-being of the community as a whole.

Thank you for your attention to this matter, and we trust that the Planning Commission will make a decision that upholds the values and regulations that make our community a desirable place to live.

Sincerely,

Residents of The Lakes of Milford

Ryan and Jamie Schram
1894 Bristol Court

Derek and Jessica Thigpin
1959 Scenic Dr.

April and Sjon Moore
2401 Denton Ct.

Fiona and Tom Baer
2405 Denton Ct.

Amber and Anthony Fracassi
2400 Denton Ct

Angela and Paul Cutean
2404 Denton Ct,

Kelly and Eric
2397 Denton Ct.

Timothy Hellebuyck and Natalie Moore-Hellebuyck
1761 Bristol Drive

Ken Miller
Robert Picano
1953 Scenic Dr.

Dana and Mike Wagner
1936 Scenic Drive

Tanya and Craig Emerson
1939 Scenic Drive

Brian and Barbra Bayne
1929 scenic Drive

Suzanne and Kevin Clickett
1947 Scenic Drive

Diana Andy Newbery
1943 Scenic drive

Brad and Darlene Nowak-Baker
1792 Brookbury Dr

Art and Michelle White

1933 Scenic Drive

Ranay and Michael Ogurek
1950 Scenic Drive

Darlene and Brad Nowak-Baker
1782 Brookberry Drive

Matthew & Sarah Beer
1941 Scenic Dr

Doug & Amanda Holdsworth
1779 Bristol Dr

Ted & Mimi Vujic
1795 Brookbury Drive

Mara and Michael Banier
1755 Bristol Dr

Justine Vernier
Christine Friedl
3090 Exeter DR

Dave and Kristen Dziadula
3096 Exeter Drive

Tanya and Craig Emerson
1939 Scenic Drive