

ONEIDA CHARTER TOWNSHIP ZONING BOARD OF APPEALS

HELD NOVEMBER 3, 2021

AT 5:30 P.M.

MEMBERS PRESENT: CHAIRMAN GROSTEFON, MEMBERS, WALTERS, SHILTON, AND SCHULTZ.

UN-EXCUSED: MCLEAN

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, APPLICANTS PHILIP AND REBECCA SMYKA, DVM WYATT AND DRYSDALE, MR. KILGORE, AND SUPERVISOR COOLEY.

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda: There were none.
4. Draft Minutes of September 7, 2021: Motion was made by Mr. Walters and supported by Chairman Grostefon to approve the Minutes as presented. Motion Carried.
5. Public Hearing/Variance request to allow option for occasional overnight stays for patients who require overnight care at the veterinary clinic (not a 24-hour care facility), located at 11966 Sweetwater Drive, Grand Ledge, MI 48837.

Mr. Smyka said that the Hartel Veterinary Clinic hopes to grow along with the Community and the present location does not allow to enlarge the current building, so therefore they are wanting to relocate to the building located at 11966 Sweetwater Drive. They feel that this building will accommodate the clinic and allow it to grow with the community. They realize they will also need a Special Land Use Permit to meet the requirements of the Zoning Ordinance. Dr. Wyatt felt that the building on Sweetwater would meet their needs for 30 to 50 years. She felt that the clinic would have no impact on the surrounding area.

She explained that the services for overnight care are rare, sometimes a late surgery will cause the need for a patient to stay overnight. Mr. Walters asked roughly how often does this happened. Dr. Wyatt said maybe once or twice a month. She said that was a generous estimate. She noted that there would be no overnight traffic.

Chairman Grostefon noted that the site on Sweetwater might be more visible and cause more cases. He also asked if there would be any cars left overnight. Dr. Wyatt said none would be left there overnight. They might come to check on a patient but would not stay overnight. Dr. Wyatt noted that there would need to be interior changes to the new building not much exterior. Mr. Walters asked their expected hours. Dr. Wyatt said from 8:00 a.m. to 6:00 p.m. Mr. Walters also asked the number of employees. Dr. Wyatt said 2 veterinarians and 8 support staff. The 8 support staff are not there all at once.

Mr. Walters asked if they had been provided with a copy of the requirements for a non-use variance as found in the Zoning Ordinance on page 18-5. They said that they had. He explained that this was a unique situation because it won't be a kennel. Mrs. Schultz said she

thought the Ordinance needed to be adjusted in the future. The requirement for acreage seems a bit hard to understand and does not address businesses without boarding.

Mrs. Shilton asked if the Clinic were to change in the future and want to allow boarding, would they need to come back to this board or could they make such a change. It was explained that they would have to come back to this Board.

After all discussion, Motion was made by Mrs. Schultz to approve the request for a Use Variance as requested for the Spotted Dog Holdings LLC. Clinic. Mr. Walters supported and noted that the attorney had said it was a non-use variance. Mrs. Schultz amended her motion to approve the request for a non-use variance for the Spotted Dog Holdings LLC Clinic. Mr. Walters supported. Motion Carried.

Chairman Grostefon asked what would be done with the Hartel location. Mrs. Smyka said that it could possibly be used by an organization called Canines for Change but this was just in the early conversation stages. Mr. Smyka said it would likely otherwise be reverted back into a house and sold.

6. Public Comment: There was none.
7. Any other business: There was none.
8. Adjourn Meeting: Meeting was adjourned at 6:00 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:

MR. ADAM GROSTEFON, CHAIRMAN