

ARCADIA TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING – Spohn-Maasch
AUGUST 19, 2025
FILE NO: #2025-0825

DRAFT

APPLICANT (S): Joan Spohn-Maasch

PARCEL NO. 44-002-029-016-00
3747 Haines Rd

BOARD MEMBERS PRESENT: ARNOLD, FOX, ELWART,
SILVA, EDWARD AND MCCLELLAND

BOARD MEMBERS ABSENT: HOWELL

MOTION: MOVED BY MCCLELLAND, SECONDED BY EDWARD to accept the condition approval of a Hobby Kennel to be located at 3747 Haines Rd, in Arcadia Township.

- 1.) Provided the kennel is moved to her adjacent property next door at 3747 Haines Rd.
- 2.) Subject also to Lapeer County Animal Control requirements

ROLL CALL VOTE: FOX, AYE, ARNOLD, AYE; SILVA, AYE; EDWARD, AYE; MCCLELLAND, AYE; AND ELWART, AYE.

ABSENT: Howell

Motion carried with (6) AYES; (0) NAY and (1) ABSENT.

[X] APPROVED [] DENIED

JOAN SPOHN-MAASCH

Craig Arnold, Chairperson

Susan Simpson,
Recording Secretary

**ARCADIA TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING MEETING MINUTES. Spohn-Maasch
August 19, 2025**

DRAFT

A Special meeting of the Arcadia Township Planning Commission was held on Tuesday, August 19, 2025, at 7:30 p.m. at the Arcadia Township Hall, 4900 Spencer Street, Lum, Michigan.

Chairperson Arnold called the meeting to order at: 7:31 p.m.

ROLL CALL: Members Present Arnold, Fox, Elwart Silva, Edward and McClelland. Absent: Howell. OTHERS PRESENT: Recording Secretary, Susan Simpson, Arcadia Twp Secretary. See meeting sign-in sheet for other attendees.

MOVED BY McClelland, SECONDED BY Edward to approve the Public Hearing Agenda as presented. MOTION CARRIED.

Chairman Arnold began meeting with the reading the Notice of Public Participation for all attendees. This has been adopted by Arcadia Township Board as the rules for public participation.

Chairman Arnold welcomed applicant Joan Spohn-Maasch 3725 Haines Rd, Attica MI 48412 who is requesting Township approval for a Hobby Kennel.

Craig asked Committee if all had reviewed the materials. Committee all stated Aye.

Committee discussion there is not enough road frontage to be a commercial kennel. A hobby kennel requires 5 acres. Remedy could be that the kennel be moved to the adjacent property next door that is also owned by Joan Spohn-Maasch.

Ms Spohn-Maasch states that she has 11 dogs. 2 are over 18 years old. She will not be breeding any of her dogs. She has her deceased moms dogs and hers combined. They are all pug breed dogs.

Public Time opened at 7:45 pm

Keith Brown- 3645 Haines Rd, Attica MI 48412 questions if the Veteran Tax benefit Ms Spohn-Maasch has will be affected if she has a kennel.

Mitch Caskey -3947 Haines Rd, Attica MI 48412 states concern this be a commercial kennel and who enforces the ordinance.

Chairman Arnold calls Ms Joan Spohn-Maasch to respond. She states Lapeer County Animal Control inspects once a year. Animal Control requires that her kennel be okayed by the township. She also states that each dog has its own separate kennel. The dogs all have air conditioning and heat.

Public Time closed at 7:49 pm

MOTION by McClelland, SECONDED by Silva, to approve with conditions provided the Hobby Kennel to be re- located at 3747 Haines Rd., which is an adjacent contiguous property owned by Ms Spohn -Maasch. Therefore, meeting township regulations regarding acreage, setbacks and road frontage. Condition is also subject to Lapeer County Animal Control requirements

ROLL CALL VOTE; Fox, Yes; Elwart, Yes; Edward, Yes; Silva, Yes; McClelland, Yes; Arnold, Yes.
Absent: Howell

MOTION CARRIED-Approval Hobby Kennel Special Land Use subject to Lapeer County Animal Control requirements and moving application to 3747 Haines Rd, Attica MI 4841.

MOTION BY McClelland SECONDED BY Edward to adjourn the meeting at 7:56 p.m. MOTION CARRIED.

Submitted by:

Susan Simpson
Recording Secretary

Rich McClelland
Secretary

DRAFT

**ARCADIA TOWNSHIP PLANNING COMMISSION-REGULAR MEETING
AUGUST 19, 2025**

The regular meeting of the Arcadia Township Planning Commission was held on Tuesday, August 19, 2025 at the Arcadia Township Hall, 4900 Spencer Street, Lum, MI.

Chairman Arnold called meeting to order at 8:00 p.m.

ROLL CALL: Members Present: Arnold, McClelland, Silva, Fox, Elwart and Edward.
Absent: Howell

Others Present: Susan Simpson- Recording Secretary.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: MOVED BY McClelland, SECONDED BY Edwards to approve the agenda with corrections to include the regular reports The Township Board Report and the Zoning Board of Appeals Report. Correction to the date of next meeting . To be September 16, 2025.
MOTION CARRIED.

MINUTES OF April 15, 2025, REGULAR MEETING: MOVED BY McClelland, SECONDED BY Edward to approve the minutes of the April 15, 2025, regular meeting as presented. MOTION CARRIED.

OLD BUSINESS: NONE

NEW BUSINESS:

WELCOMED NEW MEMBERS -Addam Elwart and Jason Fox to the Planning Commission. Our new members introduced themselves with a little history of their lives in Arcadia Twp. Mr. Elwart has lived here over 25 yrs and Mr. Fox has lived here most of his life and owns Fox Towing.

Chairman Arnold presented information he learned at the MTA Conference he attended in Frankenmuth for the members. Chairman Arnold read our

Annual Report will need to be completed.

Chairman Arnold presented the Planning Commission is to review and re-adopt the Master Plan every 5 years. New Introduction page to be reviewed by the Board. We will table to the September 16, 2025 meeting.

REPORTS:

TOWNSHIP BOARD: No report presented as Rep. Howell was absent.

ZONING BOARD OF APPEALS: Rep. McClelland reported no meetings to report.

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PUBLIC TIME Opened at 8:20 pm: Member Rich McClelland visited previous Planning Committee member Ron Woloszyk. Ron is still residing in Stonegate and is doing well. He says to say Hello to everyone at the Planning Board

Public Time: Closed at 8:22 pm

NEXT MEETING: The next regular meeting will be held September 16, 2025 at 7:30 pm

MOTION TO ADJOURN by McClelland, SECONDED BY Fox to adjourn the meeting at 8:23 p.m. MOTION CARRIED.

Submitted by:

Susan Simpson
Recording Secretary

Richard McClelland, Secretary

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