

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 21, 2010

**SUBJECT: Arbor Dog Day Care Special Exception Use (2856 South Main Street)
File No. SEU09-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), subject to: 1) limiting the size of the operation to a maximum of 10,000 square feet; 2) limiting the hours of operation from 6:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 8:00 p.m. on weekends and allowing indoor boarding during the hours the day care is closed; 3) limiting the number of dogs to 125 with no more than 25 dogs outside at one time; and 4) occupant complies with Fire Department requirements for additional fire extinguishers, No Parking Fire Lane signs on site and a future Fire Department review if the business changes use, and, therefore, approves the Arbor Dog Day Care Special Exception Use.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic or the neighborhood.

LOCATION

The site is located on the west side of South Main Street north of Eisenhower Parkway. This site is located in the Malletts Creek watershed.

DESCRIPTION OF PETITION

This petition was postponed at the December 15, 2009, City Planning Commission Meeting to allow the petitioner time to address the following concerns: 1) noise and smell created from the dogs; 2) additional neighborhood meetings; 3) compare the proposed dog day care standards with the standards of other animal shelter organizations; and 4) description and location of outdoor activities for dogs.

This petition has been tabled for more than six months requiring new public notices, which were mailed to property owners on September 3, 2010. The petitioner continues to seek special exception use approval to expand the existing dog kennel day care facility from 3,200 square feet (Unit C) to approximately 8,800 square feet (Units C, D, and E) in an Office zoning district. This expansion is internal to the existing building. The proposed expansion would increase capacity from 25 to 125 dogs maximum. The petitioner addressed the Planning Commission concerns in the following manner.

Noise Study and Smell Concerns

A revised Noise Survey was submitted by the petitioner and is attached. This study indicates barking dogs inside the facility made no measurable changes in noise levels at the property line and increasing the number of dogs inside the facility should not affect noise levels at the property line. Because of the increase of noise generated in the outdoor play area due to the increase of dogs, Arbor Dog Daycare agrees to limit the number of dogs in this outdoor play area to 25. The sound study performed in January was done with 25 dogs in the outdoor play area and the results showed that with 25 dogs there was little to no impact to noise levels at the lot lines surrounding the facility.

Per the permitted principal uses in the O (Office) District, all facilities must be completely enclosed in a sound proof building in such a way as to produce no objectionable odors at the lot lines. Staff has interpreted this section of code to mean no noise levels or odors from the dogs can be heard or smelled at the lot lines. Staff has historically interpreted the noise and odor at the lot line for other zoning districts and for similar types of kennel uses.

Per the petitioner and sound report, the building is well constructed with solid exterior surfaces and no unsealed openings that allow noise leakage. Fiberglass insulation and sound absorbing materials have been installed on interior walls to maximize sound proofing

The dog daycare currently bags waste and places it in the dumpster such that no odors emanate from the dumpster. The petitioner intends to further ensure that there are no odors by double bagging waste.

Neighborhood Meetings

The petitioner met with neighbors before the December 15, 2009, Planning Commission Meeting and again after this meeting to address their concerns. Both the Board of Directors of Balmoral Park (north of the Daycare) and the facility manager of University Living (east of the Daycare) support the expansion, provided that the limit of dogs in the outdoor dog run are no greater than 25 at a time. These letters have been combined and are attached.

The petitioner also met with the manager of Brookhaven Manor (west of Daycare) after the first Planning Commission Meeting to review the results of the sound study and invited the manager to tour the business and demonstrate the noise levels. It is unclear if this meeting satisfied the western neighbor. The petitioner included pictures of the dog run area in relation to Brookhaven Manor and they will be shown at the upcoming meeting.

Dog Daycare Comparisons and Outdoor Dog Run

The petitioner indicated PETA (People for the Ethical Treatment of Animals) does not keep minimum open space and kennel space requirements for dogs. Attached is the comparison provided to staff from the petitioner indicating the Huron Valley Humane Society's standards. In general, the existing Arbor Dog Daycare facility exceeds the 16 sq. ft per dog for kennel space and day care needs as used by the Humane Society. The proposed limitation of 125 dogs in the 8,800 square foot facility equates to approximately 70 square feet/dog. Per the outdoor dog run requirements of the Humane Society, each dog is allotted between 16 and 25 sq. ft. of dog-run space. Arbor Dog Daycare uses an existing dog run of 3,240 sq. ft (map attached) and limits the number of dogs outside to 25 as stated in the special exception use standards. This equates to approximately 130 square feet/dog.

Special Exception Use Standards

The special exception use standards listed in the the 12/15/09 staff report remain the same. The petitioner has since proposed to limit the maximum number of dogs outside at one time to 25, and this limitation has been added to the proposed City Planning Commission motion.

DEPARTMENT COMMENTS

Fire – Access around the building is very good. NO PARKING FIRE LANE signs are to be posted around the building (locations to be approved by Fire Marshal's division). The posting of such signs could temporarily defer the requirement for fire hydrant radius, since the dog care facility expansion would not create a significant fire load to the building. Also, additional fire extinguishers (above code requirements) located per Fire Marshal's division direction would provide additional fire safety should an event occur.

If the occupant agrees to both of these additional requirements, this proposal meets Fire Dept. review without requiring the additional fire hydrant at the present time. If the business changes use, another review for approval would be required.

Systems Planning – Easements for sanitary sewer and bike path need to be conveyed. The city continues to work with the property owner in resolving the easement issues. Staff determined to move this petition forward because the petitioner is a renter in the facility and not the property owner.

Planning – Staff has inspected the site and after comparing the previously approved site plan with existing conditions, has determined additional parking and paving have been added. Staff supports the proposed interior expansion of the dog daycare facility and will begin enforcement on the property owner(s) for the unapproved paved areas.

Because the previously used parking spaces used for the dog daycare facility were located on unapproved paved areas, the petitioner has relocated 13 parking spaces, including a barrier free space, to the front of the facility. These spaces are to be striped and include required signs. Staff consulted with the City Traffic Engineer and determined the 13 parking spaces to be acceptable with pick-up and drop-off occurring throughout the day.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/09/13/10

Attachments: 12/9/10 Noise Report
Neighborhood Letters
Humane Society Requirements
Dog Run Map
Revised Plot Plan
12/15/09 Staff Report

Systems Planning
File No. SEU09-001

Arbor Dog Daycare -Dog Run Map-



0 50 100 200 Feet



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

Map Legend

— Railroads

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Humane Society of Huron Valley Square Foot requirements per Dog

The following information is from Kevin Milkey, Shelter Manager of the Humane Society of Huron Valley.

Based upon the layout used at Arbor Dog Daycare, the Square foot requirements align with the HSHV multiple dog requirements.

Key Points:

Arbor Dog Daycare's current facility, as well as the proposed expanded facility, exceeds the Humane Society square footage requirements per dog.

- **Per the Humane Society, 125 dogs require 2,000 sq. ft. of space.**
- **Arbor Dog Daycare's current facility would be limited to 200 dogs.**
- **The proposed expansion to 8,800 sq. ft. could house up to 550 dogs.**

Kennel Space Requirements

Per the Humane Society, each dog is allotted between 16 and 25 sq. ft. of kennel space.

- Large 48 sq. ft. Dog Kennels, used for two to three dogs, allow 16 sq. ft. per dog.
- Individual Dog Kennels (holding one dog) are 25 sq. ft.

Based upon the kennel space required per the Humane Society, Arbor Dog Daycare would be allowed 200 dogs within the existing facility (prior to expansion). These guidelines would also allow 550 dogs in the expanded facility.

Existing Day Care: 3200 sq ft facility / 16 sq ft per dog = 200 dog limit.

Proposed Expansion: 8800 sq ft facility / 16 sq ft per dog = 550 dog limit.

Dog Run Requirements

Per the Humane Society, each dog is allotted between 16 and 25 sq. ft. of dog-run space.

Based upon the allotted dog-run space at the Humane Society, Arbor Dog Daycare would be allowed 203 dogs within the existing dog-run.

Existing dog-run: 3240 sq ft / 16 sq ft per dog = 203 dog limit.

To: Jon Svoboda

Subject: Noise Survey Areas Adjoining Arbor Dog Daycare

From: George Kreick CIH, CSP

Date January 9, 2010

As you requested I conducted a noise survey to quantify any increase in noise levels from barking dogs being housed in Arbor Dog Daycare. Noise levels were measured 20 feet from the Arbor Dog Daycare building, 20 feet from the outside play area and at the sidewalk / property line north and east of the facility.

Summary:

- Barking dogs located inside the Arbor Dog Daycare building made no measurable changes in noise levels at the property line. Increasing the number of dogs inside the building should not affect the noise levels at the property line.
- The building is well constructed with solid exterior surfaces and no unsealed openings that allow noise leakage. In addition, fiberglass insulation and sound absorbing materials have been installed on interior walls to maximize sound proofing.
- Barking dogs located in the outside play area increase the noise level at the sidewalk / property line less than 0.5 dB(A) when traffic was present and 2-3 dB(A) when no traffic was present.

Survey procedures and measured noise levels are shown in the Data section of this report.

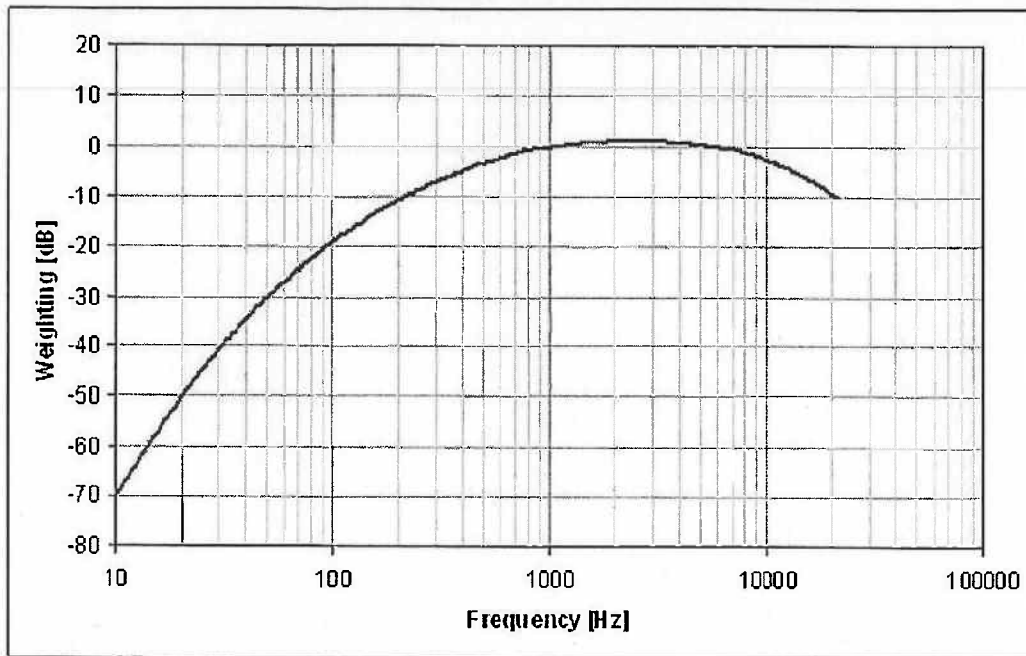
How Measurement Relate To Human Perception Of Sound

There was some questions concerning how measured sound level relates to how human hear noise. This is a reasonable question.

The frequency of a noise significantly effects how loud the noise is perceived by a person. This is because the human ear does not respond equally to all frequencies. Humans are much more sensitive to noises in the frequency range about 1 kHz to 4 kHz (1000 to 4000 vibrations per second) than to very low frequency sounds.

An electronic filter whose response to frequency is similar to the human ear is used when conducting environmental noise surveys. It is know as an "A-weighting filter". To obtain noise measurement that relate to human perception of loudness sound level meters are equipped with "A"-weighting filters and result are reported in dB(A) units.

“A”-WEIGHTING FILTER RESPONSE



Example – How Much More Intense does a 60 Hz sound have to be compared to a 1000 Hz sound to be perceived the same loudness?

60 Hz (cycles per second) noise is the frequency of our electrical wiring and is the hum that can be heard near transformers or stereo speakers. The A-weighting filter reduces the 60 Hz sound measurement by 26 dB.

Comparing a 60 Hz sound with a 1000 Hz sound (microwave oven beeping) shows the 60 Hz noise has to be 26 dB more intense than the 1000 Hz noise to yield the same dB(A) sound level reading.

Noise is measured in a log scale and the 26 dB difference is equivalent to a difference of 20 fold difference in sound pressure.

$$20 \log (\text{pressure of 60 Hz} / \text{pressure of 1000 Hz}) = 26 \text{ dB}$$

$$\log (\text{pressure of 60 Hz} / \text{pressure of 1000 Hz}) = 1.3 \text{ dB}$$

$$\text{pressure of 60 Hz} / \text{pressure of 1000 Hz} = 10^{1.3} = 19.8 \text{ time more pressure}$$

Survey Results :

Noise survey conducted Wednesday December 23, 2009 at 1:30 PM

**Noise Levels Measured With 25 Dogs
Inside Arbor Dog Daycare Building**

Location of Measurement	Noise Level <u>NO</u> Dogs Barking dB(A)	Noise Level <u>Dogs</u> <u>Barking</u> dB(A)	Increase In Noise Level dB(A)
Noise level 20 feet in front of Arbor Dog Daycare entrance – No traffic on adjoining streets	48	51	3
Noise level 20 feet in front of Arbor Dog Daycare entrance – Light traffic on adjoining streets	52	52	0
Noise level 20 feet from north side of Arbor Dog Daycare building – No traffic on adjoining streets	46	48	2
Noise level 20 feet from north side of Arbor Dog Daycare building – Light traffic on adjoining streets	51	52	1
Noise level 20 feet from north side of Arbor Dog Daycare building – Light traffic on adjoining streets and small aircraft overhead	71	71	0
At Property Line			
Noise level on sidewalk / property line on South Main Street. No traffic on South Main St.	47	47	0
Noise level on sidewalk / property line on South Main Street. Light traffic on South Main St.	62	62	0
Noise level on sidewalk / property line on Oakbrook Drive. No traffic on Oakbrook Drive.	46	46	0
Noise level on sidewalk / property line on Oakbrook Drive. Light traffic on Oakbrook Drive.	58	58	0

Noise Levels Measured With 25 Dogs In Play Area

Location of Measurement	Noise Level <u>NO</u> Dogs Barking dB(A)	Noise Level <u>Dogs</u> <u>Barking</u> dB(A)	Increase In Noise Level dB(A)
Noise level 20 feet west of play area. – No traffic on adjoining streets	48	56	8
Noise level 20 feet west of play area. – Light traffic on adjoining streets	52	57	5
Noise level 20 feet east of play area. – No traffic on adjoining streets	48	57	9
Noise level 20 feet east of play area. – Light traffic on adjoining streets	52	58	6
Noise level 20 feet north of play area. – No traffic on adjoining streets	46	55	9
Noise level 20 feet north of play area. – Light traffic on adjoining streets	51	56	7
At Property Line			
Noise level on sidewalk / property line on South main Street. No traffic on South Main St.	47	49	2
Noise level on sidewalk / property line on South main Street. Light traffic on South Main St.	62	62	0
Noise level on sidewalk / property line on Oakbrook Drive. No traffic on Oakbrook Drive.	46	48	2
Noise level on sidewalk / property line on Oakbrook Drive. Light traffic on Oakbrook Drive.	58	58	0

Neighborhood Letters

University Living
2865 South Main
Ann Arbor, MI 48103
Attn: Executive Director Barbara Exel

Dear Ms. Exel,

Thank you for meeting with me to discuss the expansion of Arbor Dog Daycare. Attached is a summary of the commitments on the part of Arbor Dog Daycare to address your concerns.

The external appearance of the facility will not change, as we only intend to expand within the current footprint of the building. The increased building usage will be along the North side of the building west of the existing day care. This expansion will not be visible from the University Living facility.

The vehicular traffic currently generated at peak traffic hours will be reduced, as we have requested authorization to be able to open one hour earlier (6:00AM) and to close one hour later (8:00PM). This should help reduce traffic and assist in the access of emergency vehicles to the University Living Facility.

Although there hasn't been an issue with odor to date, I respect the resident's concern that there could be an issue with an increase in the number of dogs. We currently bag waste and place it in the dumpster such that no odors emanate from the dumpster. We intend to further ensure that there are no odors by double bagging waste (with the approval of our proposed special use permit).

As for noise generated in the outdoor play area, we will limit the number of dogs in the outdoor play area to 25. The sound study performed in January was done with 25 dogs in the outdoor play area. The results showed that with 25 dogs there was no impact to noise levels at the lot line facing the University Living Facility.

I am glad that we were able to meet to review your concerns. We want to continue to be a good neighbor while supporting the needs of the community. If you have any additional concerns, either now or in the future, please contact me on my personal cell-phone or Margaret (my wife) at the daycare so we can work together to resolve them.

Thank you again for your time and support.

Sincerely,

Jon Svoboda
Owner
Arbor Dog Daycare
2856 South Main
Ann Arbor, MI 48103

Mr. Cheng,

I have attached a document addressing University Livings concerns regarding the proposed expansion of the Arbor Dog Daycare. I have personally met with Jon Svoboda, owner and have discussed at length this proposal. I have attached our solutions via his email letter for you to review. The residents, staff and myself believe we would be able to accept the proposed expansion with abiding by the issues stated in his letter. Thank you for your time and work.

Respectfully,

Barbara Exel, Executive Director University Living 2865 S. Main Ann Arbor, MI 48103 Phone: 734-669-3030 Fax: 734-665-2819

Hello Chris,

I'm contacting you in regard to the expansion permit for Arbor Dog Care. I work at the UM Briarwood complex and use Arbor Dog Care twice a week and am very pleased with their business. They are caring, observant, and diligent in their efforts to entertain and monitor the dogs in their care. I have a 45 minute drive to work and appreciate the convenience of their location. Since the property is no doubt zoned for business, I fail to understand why this is an issue and hope that consideration is provided to those of us that have relied on Arbor Dog Care for services and employment.

Thank you for your consideration in this matter.

Andrea Hofmann

I started taking my dog to Arbor Dog Daycare 4 1/2 years ago, right after my husband and I adopted him from the Humane Society of Huron Valley. At the time we were both working for Pfizer, and we were having trouble getting the then 2-year-old, very energetic dog enough exercise. Someone suggested Arbor Dog Daycare, which was on Washtenaw near Platt at the time. I took Jake in for temperament testing, got copies of his shot records, and he started going there. It has been wonderful for the dog, and for us. He *loves* the staff, plays with the other dogs, and is now so well socialized that we can take him anywhere. He walks downtown with us, sits quietly under the table when we eat outside at Grizzly Peak or other restaurants, is well-behaved in Border's and other stores that allow dogs, and is polite when we encounter other dogs. People often comment on what a calm, well-behaved dog he is, and other dog owners often say they wish their dog was like Jake. In short, he is a very good doggie citizen and I give much of the credit to Arbor Dog Daycare. I don't work anymore, but we have continued to take Jake there once a week because he absolutely loves it and it is so good for him.

I can't smell anything offensive on the property. Yes, the dogs are walked outside - not in the neighborhood, only on the daycare property - but they immediately pick up the waste. I can't hear the dogs bark until I go inside the building. Yes, it smells like dog once you get inside the building, but it is not detectable outside, and it doesn't smell unclean inside. Watch the webcam - they are always cleaning.

They will hire more staff if they are able to expand. As a forcibly retired ex-Pfizer employee I'm finding it hard to believe that a local business that wants to EXPAND and HIRE MORE STAFF is being given such a hard time.

Please give Arbor Dog Daycare their Special Exception Use Permit.

Ellen Urda
223 Buena Vista
Ann Arbor, MI 48103

Although I do not own a dog, my daughter, a third year medical student at the University of Michigan, owns two dogs which are very, very important to her. I think the "puppies" allow her to relieve the stress of working and attending class for very long days. I know the puppies are seen like family to her. A business such as a doggy day care can be an invaluable resource for persons such as my daughter.

I have known Jon, the owner of the dog day care, for many years. His entrance into the dog day care business may have been partly influenced by their (well published) inability to have children. They and their business are a valuable resource to the community.

For these reasons I support the expansion of their doggy day care facility in its current location.

Cordially,

Gary Porter
3354 Bluett
Ann Arbor 48105

To whom it may concern:

The arbor dog daycare facility has been a great resource for us. Particularly when he was younger, our lab couldn't go through the day without supervision, and after touring several facilities we decided on Arbor dog daycare. This facility was so well organized and orderly, we knew we had found the right place for Max. An expansion would be a great thing for a dog friendly town like Ann Arbor, and I'm certain that the facility would be planned out in a way to minimize noises. As for fear of smells in the neighboring area - this would not be a problem at all! Arbor dog daycare has always been an exceptionally clean facility that is conscious of keeping things clean and tidy. The webcams utilized by us "pet parents" show this each and every time Max visits Arbor Dog Daycare.

I am in full support of the expansion of this wonderful facility. Thank you to Arbor Dog Daycare for being such a great place to go.

Kind Regards,
Jenny Frick

I am writing to express my wishes in support of the expansion of Arbor Dog Day Care by granting the Special Exception Use Permit.

The day care is clean and does not smell. The owners, as well as the employees, have been and continue to be very concerned with the impact of the dogs and the day care on the neighbors. Upon delivering my dog several days a week to the day care, unless I am parked directly in front of the building, one cannot hear any barking or smell any odors.

To my knowledge, there have been no complaints. Therefore, it seems that all concerns that are being currently expressed are fears of an expansion, but not based on fact of past problems.

During this time of a poor economic climate, even in AA, it seems counterproductive to limit one of the businesses that has continued to be prosperous. Putting money into our economy seems to be positive for the whole, even if perceived to be negative for a few individuals.

If you would like to discuss further, please feel free to contact me.

Leslie H. Kamil

Dear Chris Cheng,

I am writing in support of Arbor Dog's desire to expand its upon its current Special Exception Use permit. As a longtime client of doggie daycare facilities in North Carolina, California, and now Michigan, I can tell you that these businesses provide a much-needed service to those in the community who have pets. I have been extremely pleased with how Arbor Dog has treated my dog "Callie" over the past year and know that the owner and employees will continue to provide high quality service without disrupting the neighbors through their expansion. Please see to it that their request to expand is approved. Thank you.

Sincerely,

C. Michael Palmer
2927 Leslie Park Circle
Ann Arbor, MI 48105

Please consider expanding the current Special Exception Use permit for Arbor Dog. I believe they are considerate of the neighborhood, and will continue with the expansion.

--Nancy Helmick

To: Chris Cheng

I am a co-owner at Briarcrest Condominiums. I appreciate that Ann Arbor Doggie Day Care is doing well financially and needing to grow its' physical space. I was unable to attend the public comment meeting. My only concern is the increase in traffic. It is already difficult at certain times of the day to make a left onto/from Oakbrook onto South Main. As a side note, the pedestrian walkway is sometimes more of a hindrance than a help as I've never seen anyone use it and it obstructs traffic. Would it be possible for a traffic light to be put up at Oakbrook and South Main?

Thank you,
Marta Metz

Dear City Staff,

After meeting with Arbor Dog Daycare's owners, my wife and I are happy to give our endorsement to the expansion of the facility. While I cannot speak on behalf of all of Balmoral Park, I have included the correspondence I sent to our co-owners regarding the issue, for your records. I am comfortable that John and Margaret have addressed our co-owners' issues.

Sincerely,

Vishal Shah
President, Board of Directors
Balmoral Park Condominium Association

enclosure:

Hi everyone!

I hope you all had a wonderful time during the Holidays and want to wish you all a very happy New Year.

I am writing to inform everyone about the ongoing situation with Arbor Dog Daycare, across the street from our property. Some of our residents had a few concerns about the expansion and we wanted to address these concerns, as a Board. We wanted to be friendly neighbors and encourage a local business to grow, while still looking out for our co-owners here on property. John and Margaret, the owners of the facility attended the recent Board meeting in order to visit with us and help us understand their plans.

The chief concerns our residents had were regarding odor, encroachment, noise, and property values. Here is what we learned from our interactions with Arbor Dog's owners:

Odor:

Some residents are concerned that the increase in dogs will lead to an increase in any odors from the facility that will disrupt our property. My wife and I had the pleasure of touring the facility the day after the Board meeting. We learned that the owners have instructed their employees to bag and tie all fecal matter from their lawn area (where they take the dogs to relieve themselves). In addition, these bags are then put into a larger trash-bag and promptly disposed in a larger private dumpster. The workers take every effort to keep the dumpster lids closed. In fact, the dumpster lid was open for a brief time while we were on the tour, and we could not smell anything even from near the facility. Our closest edge is about 250-300 feet away from their dumpster, so we do not anticipate odor being a problem. In addition, as they have always done, Arbor Dog will continue to clean-up (at their own expense) after "other" dogs (not ones housed in the facility) that have defecated on their lawn, and have actually had a large problem with this. This is a nice time to remind everyone to please pick up after their own pets on Balmoral Park grounds. Remember, the grassy areas are like your front lawn, please respect it as if it were your own property (because in some ways, it is);).

Encroachment:

Many of us are under the impression that Arbor Dog is expanding their facility and building a new structure in the space that is currently a large grassy area across the street from our property. We were assured that this is simply not true. The warehouse across the street is made up of four separate units: A,B,C,D. Currently, unit A is occupied by Arbor Dog Daycare and unit D is occupied by Superior Lawn and Snow Removal (the snow removal company with which Balmoral Park has a contract this Winter). Units B and C were occupied by Comcast, who has recently left. Arbor Dog plans to expand laterally into these vacant units without obtrusive or encroaching construction.

Noise:

This is probably the most concerning issue for our residents. Currently, we get a lot of noise from the facility during warmer months, as the dogs are free to play outside in a fenced dog run on Arbor Dog Daycare's property. The owners have assured us that they would take steps to reduce the number of dogs (from the current number of 25) that are allowed into the dog-run at any given time. They will also instruct the dogs to play quieter. In addition, the owners will conduct an additional "noise study" to have the current and projected (after the expansion) decibel levels evaluated to ensure that they can structurally improve their facility to reduce noise. The owners have guaranteed that they will maintain a noise level lower than the maximum noise level allowed by city ordinances. This is a significant concern, and should be addressed thoroughly.

Property Values:

Some people were concerned that the expansion of the daycare facility would negatively impact our property values here at Balmoral Park. The good news is that there will be no structural expansion that will disturb the current view/ambiance of our neighborhood. In addition, many of the co-owners at Balmoral (including my wife and I who have two small dogs, and Holli and Dave who have a beautiful Lab.) are pet-lovers and pet-owners. Our surrounding neighborhoods on Oakbrook and Main are also ripe with pet-owners and pet-friendly families, many of which use Arbor Dog Daycare's services on a regular basis. While we can't accurately project any impact on home-values one way or another, I can only assume that the departure of Comcast's vans and debris coinciding with the expansion of a local, neighborhood-friendly business can't really be a detriment to Balmoral Park.

I hope the Board has addressed all of your concerns. Please feel free to contact me at anytime if there is any way in which I can help you further.

Best Regards,

Vishal Shah

President, Board of Directors

Hi Chris,

My name is Reena and I regularly take my dog to Arbor Dog Daycare and have been doing so for over 2 years now. I wanted to write you in support of the daycare expanding. I think it would be a wonderful thing for the dogs, and it would definitely allow the business to grow. I only have positive things to say about the owners, and have always had a positive experience with taking my dog there. I do know though, that the demand is high and that the current amount of dogs in that space is getting very tight, and that it would not be safe for them to accept more dogs on a daily basis unless they expand their space. I actually live within a few blocks of the daycare and in the summers i routinely walk my dog past there during the daytime and on the weekends and never hear any noise from the building or outside. One of my colleagues lives in the neighboring condo complex, Balmoral Park, and I asked him about it and he said he never hears any noise from the daycare either.

Please strongly consider approving the expansion of the daycare as I think it would a positive thing for this business to be able to expand in its current location.

If you have questions please feel free to contact me at this email address.

Thank you,

Reena Salgia

Hi Chris,

I am a regular patron of the Arbor Dog Daycare and was informed that they are looking to expand in their current location. I personally think it would be great, as the volume of dogs is high and the business would be able to offer their services to additional patrons like me. I live nearby to it and have never heard any area residents complain about noise from the daycare, and it is hard to imagine that you could have a better location in Ann Arbor that combines accessibility for patrons and distance from a major subdivision.

Sincerely,

Sachin Parikh

Mr. Cheng,

I am writing in support of the Special Exception Use permit for Arbor Dog Day Care so that they may expand their operations into the neighboring units in order to provide better service to the community. I understand that the neighboring apartment and condo community have concerns about smell and noise related to this expansion. I simply cannot imagine that a simple expansion would ruin their quality of life or their property values. We are customers of Arbor Dog, and have found their operation to be well run and the staff to be very cooperative. I believe that they would be good neighbors and would do everything they can to minimize the impact of their business on their neighbors. In addition, the city of Ann Arbor would probably like to retain their business and their tax revenue, and without the expansion I believe that the business will be looking to relocate. We count on their operation to provide occasional day care and overnight care for our two dogs and would miss having them in the area.

Please consider approving the Special Exception Use permit for Arbor Dog Day Care!

Thank you,

Kathy Studer
(734) 646-3639

We have met with the neighboring facilities and gained the following support:

Support of the Board of director's of Balmoral Park (North of the Daycare), provided that we limit the number of dogs in the outdoor dog run to 25 at a time.

Support of the Facility Manager, Barb Exel, of University Living (East of the Daycare), provided that we limit the number of dogs in the outdoor dog run to 25 at a time.

Met with the manager of Brookhaven Manor, Elaine Davidge, multiple times. We have reviewed the results of the sound study with her and brought her into the neighboring business to demonstrate that there were no noise issues (also supported by the results of the sound study). We have also committed to her that we would limit the number of dogs outside to 25, ensuring that there will be no noise impact to Brookhaven Manor. I have also attached a word file with pictures showing the location of Brookhaven Manor in relation to Arbor Dog Daycare.

Jon Svoboda

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