

# Armada Township

## ZONING BOARD OF APPEALS

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## ZONING BOARD of APPEALS

### AGENDA

**Tuesday June 20, 2023**

**7:00 p.m.**

**In-Person and Virtual**

Please take notice that a regular meeting of the Armada Township Zoning Board of Appeals and Public Hearing will be held on Monday, Tuesday June 20, 2023, at 7:00 p.m. in person and virtual via GoToMeeting. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link:  
<https://meet.goto.com/410203109>

Members of the public may also participate in the Board meeting by calling in to the following number:

<sup>1</sup> (408) 650-3123 Access Code: 410-203-109

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://meet.goto.com/install>

In the event a member of the public wishes to submit questions or provide input to Board members prior to the meeting, they should contact the Township Zoning Board of Appeals members by emailing their input to [planning@armadatwp.org](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting is as follows:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVE / AMEND AGENDA
5. APPROVAL OF MINUTES: **November 18, 2022**
6. PUBLIC HEARING: **Boo Boo's Boneyard, LLC Dimensional Variance**
7. NEW BUSINESS: **Boo Boo's Boneyard, LLC Dimensional Variance**
8. PUBLIC COMMENTS
9. ADJOURNMENT

**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
ZONING BOARD OF APPEALS**

**NOTICE OF AN IN-PERSON AND VIRTUAL PUBLIC HEARING  
FOR CONSIDERATION OF A VARIANCE REQUEST**

NOTICE IS HEREBY GIVEN, that the Armada Township Zoning Board of Appeals will hold a public hearing on June 20, 2023, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at the Armada Township Hall, 23121 East Main Street, Armada, MI 48005.

The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/410203109>

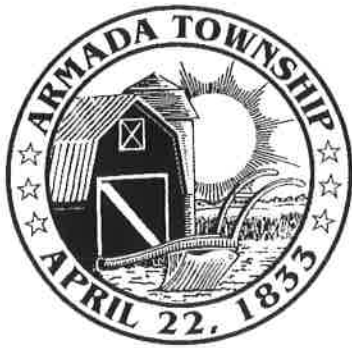
Members of the public may also participate in the hearing by calling in to the following number:  
1 (408) 650-3123 Access Code: 410203109

NOTICE IS FURTHER GIVEN, that the purpose of the hearing is to receive public comments on a request submitted by Sabrina Terenzi for three variances from Section 16.31 subsection A of the Armada Township Zoning Ordinance: a dimensional variance of 25-feet less than the required 300-foot minimum lot width; a dimensional variance of 150-feet less than the required 200-foot minimum distance from adjacent property lines for the outdoor play area (exterior dog runs); and a dimensional variance of 50-feet less than the required 100-foot minimum distance from adjacent property line for the soundproofed barn. If granted, the variances will permit the continuation of the Dog Daycare on parcel #13-02-03-200-015 at 21500 Bordman Road between Coon Creek Rd and North Ave in Armada MI. The subject site is zoned AG, Agricultural Preservation District.

**NOTICE IS FURTHER GIVEN**, that copies of the application may be examined at the Armada Township Hall Offices, 23121 East Main Street, Armada, Michigan 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the Public Hearing. Written comments may be addressed to the Zoning Administrator at the Township Hall address. Oral comments will be taken during the virtual public hearing on June 20, 2023.

Cris Martin  
Armada Township  
Zoning Board of Appeals Secretary

Publication Date: May 31, 2023



# **Armada Township**

## **ZONING BOARD OF APPEALS**

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

May 30, 2023

To: ZBA Members  
From: Cris Martin – ZBA Recording Secretary  
Subject: Minutes of November 18, 2022 Meeting

After the November ZBA meeting was held, but before the draft minutes were posted, the Armada Township Clerk pointed out to me that Jim Goetzinger had not been appointed to the position of Liaison or Alternate Liaison to the ZBA and should not have been allowed to vote during that meeting. Neither Gail nor I were aware of this at the time. Due to this, when I posted the draft minutes, I listed Jim as “Also Present” even though he was treated as a voting member of the board.

During the meeting, Jim seconded motions 3 times:

Jim seconded the motion to open the public hearing (at approximately 2:03 in the video). I listed Diane as the second in the minutes, which was a mistake.

Jim also seconded the motion to approve the variance twice, when the initial motion was made (at approximately 22:59 in the video), and after the motion was modified (at approximately 24:29 in the video). In this case I listed Diane as the second, as she DID second the motion at approximately 24:53 in the video, after both of Jim’s seconds.

The clerk contacted the Township attorney about these discrepancies in the minutes twice, on November 21, and then December 13. Both responses are attached to this memo.

Based on my reading of the responses, this board needs to decide how the minutes should be amended. I have tried to provide approximate times if you want to go back to listen to the video prior to our next meeting. Any changes recommended will be updated in the final version to be approved at this meeting.

## Planning - Armada Twp

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**From:** John W Paterek, Armada Supervisor  
**Sent:** Thursday, January 5, 2023 8:14 PM  
**To:** Planning - Armada Twp  
**Cc:** Deputy Supervisor - Armada Twp  
**Subject:** Fw: ZBA meeting

Cris please feel free to share with anyone you think should have this

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**From:** Robert Seibert <RSeibert@seibertanddloski.com>  
**Sent:** Monday, November 21, 2022 11:22 AM  
**To:** Clerk - Armada Twp <clerk@armadatwp.org>  
**Cc:** John W Paterek, Armada Supervisor <supervisor@armadatwp.org>  
**Subject:** RE: ZBA meeting

Good morning Mary:

MCL 125.3601(1) provides that members of a Zoning Board of Appeals shall be appointed by a majority vote of the members of the Township Board. MCL 125.3601(7) provides that the Township Board may appoint no more than 2 alternate members of the Zoning Board of Appeals. An alternate may be called as specified in the Zoning Ordinance to serve as a member of the Zoning Board of Appeals in the absence of a regular member if that member is unable to attend one or more meetings. A Zoning Board of Appeals member is not required to take the oath of office although many communities nevertheless administer an oath.

Jim would be permitted to sit as an alternate in the absence of Jason Grembi if Jim was appointed as an alternate by the Board. Please feel free to call me if you have any additional questions.

Bob

Robert J. Seibert  
**Seibert and Dloski, PLLC**  
19500 Hall Road, Suite 101  
Clinton Township, MI 48038  
Cell (586) 246-2134  
Telephone (586) 469-3800  
Facsimile (586) 469-2443  
Email: [rseibert@seibertanddloski.com](mailto:rseibert@seibertanddloski.com)  
Website: [www.SeibertandDloski.com](http://www.SeibertandDloski.com)

**From:** Clerk@armadatwp.org <Clerk@armadatwp.org>  
**Sent:** Monday, November 21, 2022 10:11 AM  
**To:** Robert Seibert <RSeibert@seibertanddloski.com>  
**Cc:** supervisor@armadatwp.org  
**Subject:** ZBA meeting

Hi Bob,

I has come to my attention that Jim Goetzinger sat in on the Zoning Board of Appeals meeting on Friday, November 18 for Jason Grembi who is appointed as liaison thru November 20.

It is my understanding that Jason could not make it and asked Jim to sit in. I spoke to John and he said at the last board meeting he asked Jim to sit in. I however did not hear that part of the conversation. My question is since Jim has not been officially appointed by the board or taken the Oath for ZBA was the meeting even legal. Or just that Jim's vote would not count.

I look forward to hearing from you soon.

Thank you,  
Mary

Mary K. Swiacki, CMMC  
Armada Township Clerk  
23121 E. Main, PO Box 578  
Armada, MI 48005  
586.784.5200  
[Clerk@armadatwp.org](mailto:Clerk@armadatwp.org)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Building - Armada Twp

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**From:** Supervisor Paterek <supervisor@armadatwp.org>  
**Sent:** Wednesday, December 14, 2022 3:17 PM  
**To:** building@armadatwp.org  
**Subject:** FW: Zoning Board of Appeals Meeting on November 18, 2022

Thank you in advance,  
John W. Paterek  
Supervisor, Armada Township  
Township Hall  
23121 East Main St.  
Armada, MI 48005  
Office 586-784-5200  
Fax 586-784-5211  
Cell 313-920-7808  
Email supervisor@armadatwp.org

----- Original Message -----

**From:** Robert Seibert [<mailto:RSeibert@seibertanddloski.com>]  
**To:** "Clerk@armadatwp.org" <Clerk@armadatwp.org>  
"John Paterek (supervisor@armadatwp.org)"  
<supervisor@armadatwp.org>, "trusteegoetzinger@armadatwp.org" <trusteegoetzinger@armadatwp.org>  
**Sent:** Tue, 13 Dec 2022 14:22:54 +0000  
**Subject:** RE: Zoning Board of Appeals Meeting on November 18, 2022

Good morning Mary:

I am in receipt of your email last night regarding Jim's participation in the November 18, 2022 ZBA meeting. As I indicated in my email last month, the Michigan Zoning Enabling Act, MCL 125.3101 *et seq.* specifically provides that, "the legislative body may appoint to the zoning board of appeals not more than 2 alternate members for the same term as regular members." You explained in your email and I confirmed with Jim this morning that the Township Board has not voted to appoint Jim as an alternate to the ZBA. Accordingly, his participation in the November 18 meeting including his votes were not permitted by statute. As a practical matter, however, the votes by the ZBA members on November 18 were unanimous and Jim's vote was not critical to any decisions made by the ZBA.

Section 9(1) of the Open Meetings Act provides that a public body "shall make any corrections in the minutes at the next meeting after the meeting to which the minutes refer. The public body shall make the corrected minutes available at or before the next subsequent meeting after correction." To the extent that there were any errors in the minutes, they should be corrected at the next ZBA meeting.

My concern now is that the meeting minutes do not reflect the true actions at the meeting. I watched the video and Trustee Goetzinger was called by roll. #1 Cris Martin has him as also present. (Chair Gail Hicks even asked the applicant to explain the variance because we have two new members).

#2 DJ Kehrig made the motion to open the Public Hearing and Trustee Goetzinger seconded. Cris has Diane Xagoraris as seconding the motion when that is not true.

Also #3 DJ Kehrig made a motion to approve the variance and Trustee Goetzinger seconded it in fact he said it twice and Cris put Diane Xagoraris down as second on record. This is also not true. The minutes should reflect accuracy and not what Cris decided to do because I told her that Jim could not vote after I saw the sign in sheet after the meeting.

I am looking for your opinion/direction on how to correct this matter if at all possible. Are the actions still viable for the applicant to receive his variance? (If you have time the meeting is only 37 minutes long and it is posted on our website).

I am working at Bruce Township during the day and coming here at night. I will eventually leave Armada, but have not decided on a departure date as of yet.

Respectfully,

Mary

Mary K. Swiacki, CMMC

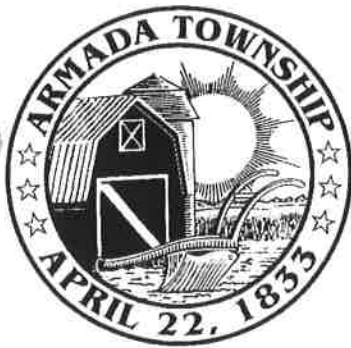
Armada Township Clerk

23121 E. Main, PO Box 578

Armada, MI 48005

586.784.5200

[Clerk@armadatwp.org](mailto:Clerk@armadatwp.org)



# Armada Township

## ZONING BOARD OF APPEALS

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## ZONING BOARD of APPEALS

### Minutes

November 18, 2022

7:00 p.m.

1. CALL TO ORDER
  2. PLEDGE OF ALLEGIANCE
  3. ROLL CALL
  4. APPROVE / AMEND AGENDA
  5. APPROVAL OF MINUTES: February 1, 2021
  6. PUBLIC HEARING: Henshaw Inc Dimensional Variance
  7. NEW BUSINESS: Henshaw Inc Dimensional Variance
  8. PUBLIC COMMENTS
  9. ADJOURNMENT
- .....

- 1.) **Call to Order:** Chair Hicks called the meeting to order at 7:00 p.m.
- 2.) Chair Hicks led the audience in the **Pledge of Allegiance**.
- 3.) **Roll Call:** Members Present: Chair Hicks, Vice-Chair Kehrig, Moegle, Xagoraris. Members Absent: Liaison Grembi. Also, present: Cris Martin, Recording Secretary, Jim Goetzinger
- 4.) **Approve/Amend Agenda: Motion made by Kehrig, seconded by Xagoraris, to approve the agenda as presented. All ayes; Motion Carried.**
- 5.) **Approval of Minutes: Minutes from February 1, 2021**  
**Motion made by Kehrig, seconded by Xagoraris, to approve minutes from February 1, 2021 as presented. All Ayes: Motion Carried.**
- 6.) **Public Hearing: Henshaw Inc Dimensional Variance:** Note: Public hearing publishing and adjacent property notifications documentation was available but not requested to be presented. **Motion made by Kehrig, seconded by Xagoraris, to open the Public Hearing at 7:03 p.m. All Ayes: Motion Carried.** Mr. David Clark owner of Henshaw and DC & Sons properties, Inc assisted by Mr. Robert Lindh of Urban Land Consultants, presented that he is seeking a dimensional variance for fifteen feet (15) for the north side yard setback requirement and a forty-foot (40) rear yard setback variance in order to construct an 80 x 118 pole building, which was reduced from the original intent. The variance is required to ensure that when the industrial building is added in phase two of this project, fire equipment and semis can turn around in the area between the buildings. They have continued to grow and need additional storage space. He stated that the variance is being requested because they have an odd-shaped lot and are trying to make the best use of the property so they can keep the frontage of the property aligned with his other existing building. The entire site plan had to be shifted by 30 feet due to the unavailability of sewer that





Armada Township – Macomb County – Michigan  
23121 East Main Street, Armada, MI 48005

Zoning Board of Appeals Application # P28423-001



This section for the applicant to fill in:

I/we SABRINA TERENZI of 21500 BORDMAN RD.  
Name Address

Hereby appeal to the Zoning Board of Appeals, the rulings of:

☒ Zoning Ordinance ( ) Inspector ( ) Township Board

If ruling was made by inspector and/or township board, include the date of the ruling: \_\_\_\_\_

Address of property involved: 21500 BORDMAN RD.

Legal description: PLEASE SEE ATTACHED EXHIBIT A

Zoning of property: AGRICULTURAL PRESERVATION DISTRICT

Current use of property: RURAL RESIDENTIAL W/ SPECIAL LAND USE  
FOR "KENNEL"

Provisions of the zoning ordinance appealed. Indicate the article, section, subsection and page number of the zoning ordinance being appealed. Do not quote the ordinance: SECTION 16.31 SECTION 8.02 (K)

Type of Appeal – Appeal is made herewith for:

☒ A variance from the zoning ordinance DIMENSIONAL

( ) A temporary use permit

( ) An interpretation of the zoning ordinance

This appeal is made for the following reasons: PLEASE SEE ATTACHED DOCUMENTATION  
W/ EXPLANATION TO INCLUDE SITE PLAN FOR REFERENCE.

This section for township office use only

Fee received 640.-

Site plan received ☒

Notices sent

Notice published:

Received by Christa M. Am...

Affidavit received

Applicant notified

Name of paper

This section for the Zoning Board of Appeals use only

At a meeting of the Zoning Board of Appeals held on this date: \_\_\_\_\_

The above described appeal was considered and the request was:

( ) Granted

( ) Denied

For the following reasons: \_\_\_\_\_

Requested interpretation: \_\_\_\_\_

Zoning Board of Appeals Chairman: \_\_\_\_\_

Please note: This application must be filed in triplicate with a copy for the inspector, ZBA chairman and the applicant.



Armada Township – Macomb County – Michigan  
23121 East Main Street, Armada, MI 48005  
Zoning Board of Appeals Affidavit

The Zoning Board of Appeals application shall be accompanied by this affidavit by the applicant explaining the following:

1. How the strict enforcement of the provisions of the Township Zoning Ordinance would cause practical difficulty and deprive the owner of rights enjoyed by all other property owners owning property within the same zoning district.

YES, STRICT COMPLIANCE WITH BOTH THE WIDTH AND SETBACK REQUIREMENTS IS UNREASONABLY RESTRICTIVE AND WILL PREVENT US FROM CONTINUING TO USE THE PROPERTY AS IS AS WE HAVE BEEN FOR A PURPOSE THAT IS AND HAS BEEN PERMITTED BY THE PLANNING COMMISSION AS

2. The conditions and circumstances unique to the property, which are not similarly applicable to other properties in the same zoning districts. CURRENTLY ZONED.

PLEASE SEE ATTACHED LETTER

3. The conditions and circumstances unique to the property were not created by the owner, or his predecessor in title, within the time following the effective date of the provisions alleged to adversely affect such property.

WE ARE NOT RESPONSIBLE FOR WHERE THE EXISTING STRUCTURES WERE BUILT NOR IS IT THE PREVIOUS OWNER'S RESPONSIBILITY. WE DID NOT CREATE THE HARDSHIP OF OUR LOT BEING TOO NARROW OR THE BUFFER REQUIREMENT BEING TOO LARGE, AND THE VARIANCES WE ARE REQUESTING OF THE ZBA ARE SMALL.

4. Why the requested variance will not confer special privileges that are denied other properties similarly situated and in the same zoning district.

PLEASE SEE ATTACHED LETTER.

5. Why the requested variance will not be contrary to the spirit and intent of the zoning ordinance.

PLEASE SEE ATTACHED LETTER.

The facts presented above are true and correct to the best of my knowledge:

Signature

*Sabrina Terenzi*

Print your name here

SABRINA TERENCE

Date

5/25/23

Sabrina Terenz  
Kate Opalewski  
Boo Boo's BoneYard, LLC  
21500 Bordman Rd  
Armada, MI 48005

May 25, 2023

Armada Township  
Zoning Board of Appeals  
23121 E. Main St.  
Armada, MI 48005

Dear Zoning Board of Appeals,

We appreciate you considering our application for three dimensional variances needed to continue operating Boo Boo's BoneYard, LLC – a thriving dog daycare and boarding business – on our property in the Agricultural Preservation District in accordance with Armada Township Zoning Ordinance Section 16.31.

We have received Special Land Use approval from the Planning Commission contingent upon the approval of the following dimensional variances:

- Our parcel is just over 10 acres in size; however, the width of the parcel is only 275 feet. A dimensional variance of 25 feet to the lot width is required.
- A dimensional variance for the setback is required where the fenced-in outdoor play area exists near the adjacent property line to the east. The requirement is 200 feet. We are requesting a variance of approximately 150 feet.
  - o *Note:* An outdoor play area is not listed in Section 16.31 of the ordinance. The requirement in the ordinance is written for an out-of-date "kennel" that generally has exterior dog runs and non-soundproofed interior buildings.
    - This speaks to the need for education around the different types of dog daycare and boarding facilities that exist today and how they function.
    - Our independent kennel design provides the dogs with a safe, sturdy, clean space that meets their physical needs, but also their behavioral needs (which is sorely lacking in franchised kennel spaces). We can ensure in this way that we offer the best return on investment in dog care and well-being.
- A dimensional variance for the setback is required where the soundproofed barn exists. The requirement is 100 feet from the adjacent property line. We are requesting a variance of approximately 50 feet.

It's our understanding based on the review of meeting minutes for previous Special Land Use and variance requests (Henshaw, 2021, for example) that the Planning Commission is looking to modify the Armada Township Zoning Ordinance to allow local business owners to develop and grow to their fullest potential. We are encouraged to learn that the township is in favor of the fullest uses of property, especially when the property owners didn't create the need for a variance. Such is the case with our property that we are using as is. We do not want to build something new that doesn't meet the standard.

It's worth noting that input from neighbors across the road from our property who object to the approval of these variances have not been able to legitimately articulate why these variances would be detrimental to adjacent properties surrounding our property. This neighbor is the only neighbor who has complained about our business since our business began 10 years ago. This neighbor is simply objecting because she does not want us to be able to operate our business which is quite far from their property across the road.

Regarding our other neighbors, the gentleman to the west of our property stated that he has no interest in getting involved with our business. We contacted the landowner to the east of our property with the hope of securing the property to create a wider lot, but we were not able to do so. The neighbor to the east of our property near Bordman Road is not directly impacted by the variances we are requesting, nor has he formally objected.

We hope the Zoning Board of Appeals will consider the big picture when reviewing our responses to the variance application questions. We realize that the impact your decision will have on our livelihood is not considered sufficient to support a variance but denying us these variances will also have a significant impact on members of the community who rely on us and the services we provide.

1. Yes, strict compliance with both the width and setback requirements is unreasonably restrictive and will prevent us from continuing to use the property as we have been for a purpose that is and has been permitted by the Planning Commission as currently zoned.
2. We are satisfying a unique need in our neighborhood. On our property, where we conduct our business, is – in and of itself – unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon the property. The size and rural nature of the property as well as the setting and the distance from nearby abutters makes our property unique.
3. We are not responsible for where the existing structures were built nor is it the previous owner's responsibility. We did not create the hardship of our lot being too narrow or the buffer requirement being too large, and the variances we are requesting are small.
4. No, the Zoning Board of Appeals will not be "granting" us a privilege not made available to others. Our request is reasonable and could be granted to other property owners in a similar situation. The neighboring properties would not be negatively impacted. Although there is a neighbor in the house near Bordman Road, the barn where business is

conducted is much further south on the property. There are no alternatives for the width of the property. We are locked in between two residential properties who can't sell enough land to us without doing harm to their properties. Regarding the setbacks, we have considered moving our barn, but this will cause a significant and unreasonable expense. The cost will not justify moving an already existing structure or destroying and demolishing attractive features on the property. There is no evidence that exists regarding property values being affected one way or another based on our Special Land Use.

5. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. If authorized, the variances will not alter the essential character of the neighborhood in which our property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.

We have questioned how it was determined by the Planning Commission in Section 16.31(A)(6) that exterior dog runs, and non-soundproofed interior buildings (in this case, our outdoor play area) should not be located closer than two hundred (200) feet to any lot line for the purpose of eliminating any possible nuisance in the form of dust, noise, fumes, vibration, smoke, or lights.

- *Note:* The only possible nuisance our operation might create is noise (dogs barking), yet our neighbors have just one or two dogs well over 200 feet away who make more noise much more frequently than the 10-15 dogs in our outdoor play area at any given time.

Finding a property in Armada Township where we could operate our business in compliance with the zoning ordinance that would also accommodate our needs at a reasonable price was incredibly challenging. The opportunity presented itself to buy this home, with the amount of land and accessory buildings needed, and we purchased it quickly in a volatile housing market not fully aware of the ordinance limitations. This does not preclude us from applying for (and receiving) a variance.

We have asked the Zoning Board of Appeals to visit our property on more than one occasion. Viewing the business on our property will give you an appreciation of the "lay of the land" that cannot be gained from site plans or photographs. We extend the invitation again and encourage you to contact us at \_\_\_\_\_ coordinate a visit.

Thank you for your willingness to allow local business owners to succeed as demonstrated by past decisions. It will be interesting to see the results of the master plan survey. We look forward to discussing this further during our meeting in June.

Sincerely,

Sabrina Terenzi and Kate Opalewski

EXHIBIT A

Legal Description:

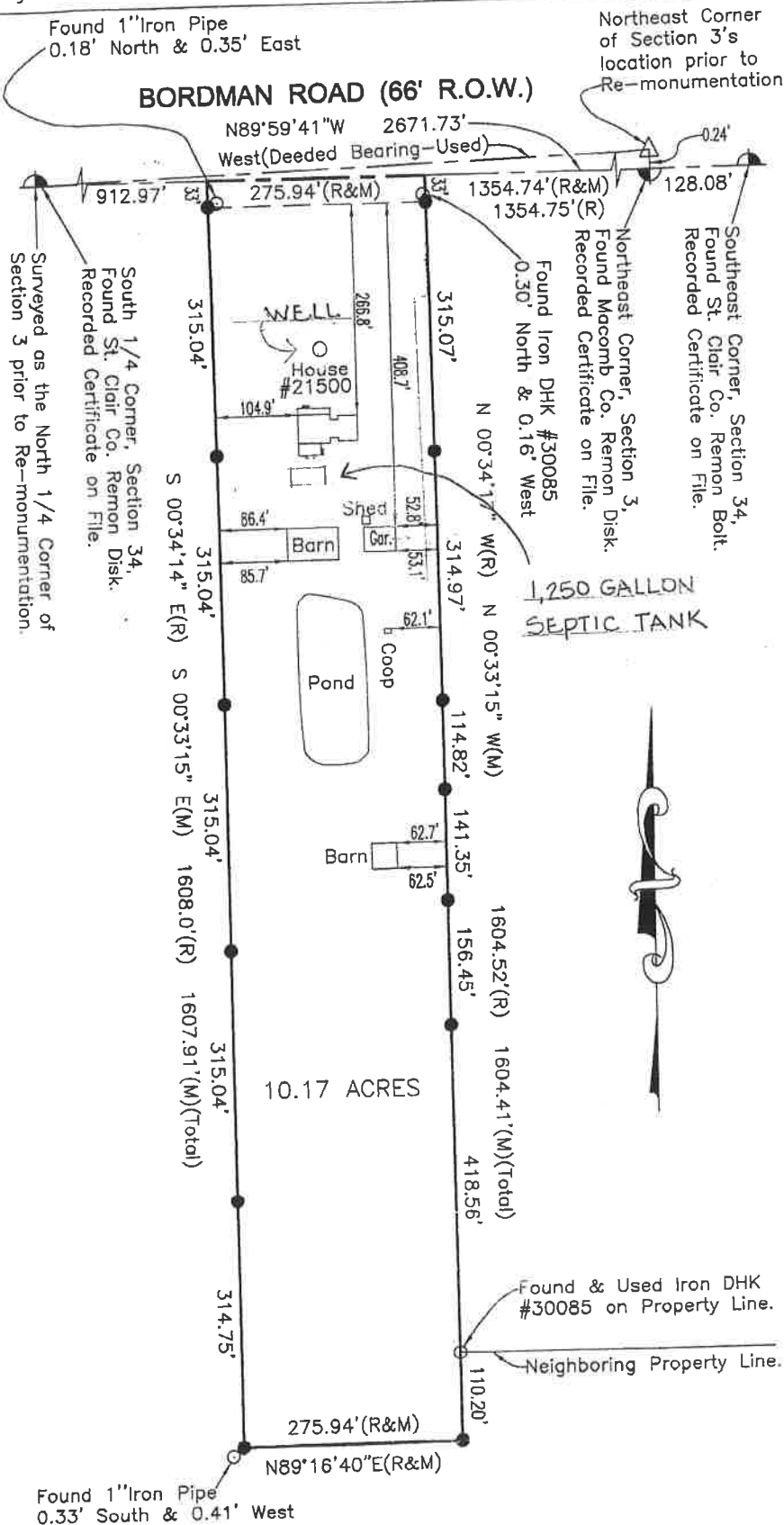
Land situated in the Township of Armada, County of Macomb, State of Michigan, and is described as follows:

Part of the Northeast 1/4 of Section 3, Town 5 North, Range 13 East, and being more particularly described as follows: Commencing at a point 1354.74 feet West of the Northeast corner of said Section 3; thence extending West 275.94 feet; thence South 00 degrees 34 minutes 14 seconds East 1608.00 feet; thence North 89 degrees 16 minutes 40 seconds East 275.94 feet; thence North 00 degrees 34 minutes 17 seconds West 1604.52 feet to the point of beginning.

Property Tax I.D.: 13-02-03-200-015

Ramsey Khalid  
21500 Bordman Road  
Armada, MI 48005

Project No. ARMADA #44 ARMADA 1/34



**LEGAL DESCRIPTION (TAX ID #02-03-200-015):** A parcel of land being a part of the Northeast 1/4 of Section 3, T5N, R13E, Armada Township, Macomb County, Michigan and described as: Commencing at the Northeast corner of said Section 3; thence N. 89° 59' 41" W. (Recorded as West) 1354.74 feet along the North line of said Section 3 to the point of beginning of this description; thence continuing N. 89° 59' 41" W. (Recorded as West) 275.94 feet along the North line of said Section 3; thence S. 00° 33' 15" E. 1607.91 feet (Recorded as S. 00° 34' 14" E. 1608.00 feet); thence N. 89° 16' 40" E. 275.94 feet; thence N. 00° 33' 15" W. 1604.41 feet (Recorded as N. 00° 34' 17" W. 1604.52 feet) to the point of beginning of this description. Said parcel contains 10.1741 acres (Recorded as 10.18 acres), more or less, and is subject to all easements, restrictions and rights-of-way of record, if any. A title search has not been provided therefore easements or other encumbrances may not be shown.

**LEGAL DESCRIPTION (TAX ID #02-03-200-015):**

A parcel of land being a part of the Northeast 1/4 Macomb County, Michigan and described as:

**POLARIS SURVEYING, P.L.L.C.**

7679 CAPAC ROAD

YALE, MICHIGAN 48097

PH: 810.395.8515 CELL: 810.650.2471

F-MAIL - thePolarisSurvivor@gmail.com

- SET CONC. MON.
- FOUND IRON
- SET IRON

**DOSSIN'S INC.**  
**LAWN & LANDSCAPE SERVICE**  
**GARDEN CENTER**

18575 32 Mile Road - Armada MI 48005

PHONE: 586.784.9119 - FAX: 586.784.9159

dossins.inc@gmail

February 2, 2023

To whom it may concern,

We at Dossin's Landscaping Inc. were contracted by Kate and Sabrina of Boo Boo Boneyard to make landscape improvements to the property on Bordman Rd.

We spent many days on site. No excessive noise from the dogs was detected the entire time the crew was on site.

The working conditions were clean with no signs of odors from the operation.

Our work was able to be completed thoroughly with no distractions from their clients or pets.

Regards,



Darrel Dossin - Owner

**"Where Detail's Make The Difference"**