

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION PUBLIC HEARING MINUTES
PC-23-27, BLACK CAT BEANERY, SPECIAL LAND USE REQUEST FOR A CAT CAFÉ
WEDNESDAY, AUGUST 16, 2023**

The Charter Township of Orion Planning Commission held a Public Hearing on Wednesday, August 16, 2023, at 7:05 p.m. at the Orion Township Municipal Complex Board Room 2323 Joslyn Road, Lake Orion, MI 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Scott Reynolds, Chairman	James Cummins, Commissioner
Joe St. Henry, Secretary	Don Walker, PC Rep to ZBA
Kim Urbanowski, BOT Rep to PC	

PLANNING COMMISSION MEMBERS ABSENT:

Don Gross, Vice Chairman
Jessica Gingell, Commissioner

CONSULTANTS PRESENT:

John Enos, (Township Planner) of Carlisle Wortman Associates, Inc.
Mark Landis (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Planning & Zoning Director
Tiffany Sanders, Township Planning & Zoning Specialist

OTHERS PRESENT:

Erin McMachen	Derek Koza	Eric Bizwholtz (sp?)
Jason Fleis	David Tank	Sean Awdish
Vito Pampalona	Danielle Reyes	Fahmi Awdish
Laura Hart	Carlo Koza	Oliver Welsh

PC-23-27, Black Cat Beanery Special Land Use request for a cat café, located at 1192 S. Lapeer Rd. (parcel #09-14-201-025).

Chairman Reynolds asked the applicant to state their name and address for the record and to give a brief overview of the project.

David Tank, 44378 Apple Blossom Drive Sterling Heights, MI presented.

Mr. Tank stated that he was applying for a special land use to be a cat café. He explained that a cat café is a coffee shop that also serves as a place where the cats live and can be adopted out to the community.

Chairman Reynolds wondered if there was anything else the applicant would like to add. He understood that they were a café, and asked if they would be offering any food or beverages, what their hours of operation are, other highlights of their business, and why they are bringing it here.

Mr. Tank said that they would not have a food service license from Oakland County, not at this time. We are going to continue to try to get one because that was our original vision. As it is, we will be limited to prepackaged food and self-serve coffee. We are building that aspect of it to make it as nice as possible. The overall mission is to provide a place for people to go and enjoy a cup of coffee, if they just want to spend time with the animals and just enjoy it for that aspect, great. If they are looking to adopt, our primary mission is to find homes for the animals. They are planning on being open five days a week, maybe six hours a day. They were trying to find a balance between public demand and keeping the cats happy.

Chairman Reynolds asked the applicant to step away from the podium and turned it over to anyone from the public to have the opportunity to make a public comment or question on the case to approach the podium and to please state their name and address for the record.

Laura Hart, 210 Stratford Lane Lake Orion Michigan. She was definitely in favor of the Black Cat Beanery. She has been TNR certified for over twenty years, which stands for Trap Neuter Release. She has trapped, neutered, and released feral cats. Some cats, she socialized and found homes, she felt that there was a need for this. The Rochester Humane Society is closing. She could not recall where the next close Humane Society was. There is also a cat café in Ferndale, and she had been there, and she knows the owner. Kids come in, adults come in, and the cats roam freely. They are not in cages, there are plenty of benches and towers and things for the cats to climb on and play. It is a place where people can come in and pet the animals if they just need to pet an animal. Ms. Hart felt there was a great need in this community for something like that. At the other café, they just serve coffee and tea, people come in at their own free will. A lot of the animals get adopted. She believed that there was a great need for animal adoption, and she expressed there was a great need for this in this community. It is a pleasurable thing. She hoped that the Planning Commission would approve it and that she wanted to come and work for them. That was why she was here because she had been to these kinds of places and she had dealt with cats and had socialized many, many feral cats and it was not in Lake Orion. It was in other cities where there were situations, so there was a need for cats to find a place to come home to.

Chairman Reynolds asked if there were any additional public comments. There were none.

Chairman Reynolds turned to the Planning Commission for their comments and questions. There were none.

Chairman Reynolds closed the public hearing at 7:35 p.m.

Respectfully submitted,

Courtney Keisman
PC/ZBA Clerk
Charter Township of Orion

September 6, 2023

Planning Commission Approval Date