

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**February 1, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, February 1, 2012 at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Jim McRee, Al Zuccarello, Dan Daley and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Office; Charles Proctor, Board of Supervisor; Monica Close, Historical Commission; and Erich Meyer.*

**WORKSESSION – 7:00 PM**

- A. Minutes of the January 4, 2011 meeting were reviewed.
- B. Sue received information from William Stevens of Chester County 2020 about the new Master Planner Refresher Course on zoning. They will come to a local facility to give this course. There will be 2 instructors, it will take 4 hours and cost \$800 with a maximum of 20 participants. Sue will contact the chairmen of the planning commissions in the surrounding townships. Jim commented that supervisors may be interested too.
- C. Mark reported about a Vision Partnership Grant which provides funds for comprehensive plans. The Brandywine Conservancy will write the grant if we contract with them.

**FORMAL SESSION – 7:30 PM**

**A. Pledge of Allegiance & Announcements**

Sue called the meeting to order at 7:30 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

Sue asked if anyone would be recording the meeting. There was no response.

Sue announced that there will not be a workshop in February.

Any non-agenda comments – None.

**B. Approval of Minutes**

The Chairman noted that the minutes of January 4, 2012 were approved as corrected.

**C. Acknowledge Receipt of New Applications**

**D. Subdivision/Land Development Plans – None**

**E. Conditional Use and Variances – 1303 West Chester Pike (Concept Sketch Presentation/Dog Day Care)**

Brian Nagle, Esquire, was present along with Jason Morgera, owner of Camp Canine LLC. Brian explained that Jason wants to file a Conditional Use Application and is here to review the use. 1303 West Chester Pike is in the C1 district which allows kennels under Sec 240.14 C-12 although this will be a dog day care. The building has 4,800 SF. There are no proposed additions to the building other than the outside run area. Brian introduced Jason who thanked the commission and gave his background which includes volunteering with animal rescues, and the SPCA. He gave out a drawing of the facility interior. The dogs will be separated by size and demeanor. Every dog will have to meet requirements, including shots. They will go through a 1-day evaluation.

The interior doors will be gates. The building has a roll up garage door which can be opened on nice days to the indoor/outdoor area. The grooming area is away from other areas where there are dogs. He will have 20 kennels in the rear of the building for boarding. The kennels are 6' x 4' and very secure. The isolation room is for dogs with contagious conditions. The interior walls are only 5 feet high except the kitchen and grooming areas, which will go to the ceiling.

The outdoor area at the rear of the building will have a canopy over it. It will be 1,000 – 1,200 SF. All outside areas will be double fenced with a cyclone fence inside and a wooden fence on the outside. Outdoor fencing will be 8 feet high. It will be blacktop and have hoses for cleaning and cooling the blacktop.

Noise – He will use a special mat and foam which is designed to be as sturdy and solid as concrete but absorbs the sounds. He will also keep the dogs engaged with activities. Barking comes from over stimulation and boredom.

The facility can hold 150 dogs but he will only have 120. Each dog will have 40 SF of interior space.

Hours of operation – Monday – Friday 6:30 am to 8:00 pm with one-hour training sessions for dog owners at 6:00 & 7:00 pm. Saturday 8:00 am to 6:00 pm and Sunday will be for pickup and drop off of boarding dogs. The longest a dog is boarded is 2 weeks. He will do full days only. It is too disruptive to have dogs coming and going all day.

Security system – Jason is looking at systems that will allow the dog owner to view their dog in the facility. It would include motion and temperature sensors and notify him and the fire company if there's a problem.

The facility/business will be licensed by the PA Dept. of Agriculture

He will start with 3 to 4 employees with at maximum of 6 plus himself. All employees will have experience in the field.

Waste – Jason contacted AJ Blosenski. They currently work with 96 dog day cares or animal hospitals.

They use doubled bagged, sealed containers. They claim there have been no complaints. They will pick up once per week. Inside the building, the floors will be hosed down with ecco-friendly cleaning materials. The water will not soak into the matting.

Drop off procedure – Jason feels the most efficient process is to assign specific times for dogs to be dropped off and picked up. Six dogs will be designated to every 10 minutes from 6:30 am to 9:30 am. They will park in front of the facility, bring the dog through the front door and give it to a handler in a gated area.

Parking – There are 8 spaces in front and 4 in back. He will propose adding 2 more in the back. Also, Mr. Wiggins mentioned that he could use the area on the side of his building for extra parking.

Questions/comments from Commission Members:

Sue – Where will the waste materials be stored until they are picked up? Jason responded that there will be a storage closet in the kitchen. Other refuse will be stored outside in a dumpster type container. Mark commented that he should rethink the storage in the kitchen.

Sue – suggested an indoor drainage system but Mark commented that no floor drains are allowed in a building. Drainage for this property goes to the rear of the lot where there is a storm water management system in place. He suggested that Jason contact the East Goshen Municipal Authority about washing waste off the outside area and into the ground.

Dan – advised him to include a plan for screening the dumpster.

He asked about the adjoining properties. Jason answered to the left is Wiggins, to the right is Firestone, across the street is a limo company, AVIS, urologic office, and Racquet Club Apartments. Behind him is the East Goshen Fire Co. It was mentioned that he will need 1 handicapped van accessible parking space as close to the front door as possible.

Dan – asked about deliveries. Jason will have regular delivery 1-2 times per month. He feels he can bring most daily supplies himself. The dog owners will be allowed to supply their own food if they want. Dan suggested designating loading/unloading area(s).

Megann asked about a sign – He will use the existing sign and change the panels.

Jim – asked about outdoor lighting. Jason will use the existing lights along the top of the building. Dogs will be inside by 4:30 pm.

Al – suggested that Bob Wiggins put a driveway behind his building out to Ellis Lane. Bob commented that this was discussed but is not being proposed for this use.

George – feels the business will be successful but thinks the parking is tight.

Brian thanked the Commission for their time and suggestions which they will consider and include when they present the application. He will also get a traffic report.

Public Comments:

John Schorn, 1401 Larch Lane – He has been a resident of East Goshen for many years and feels this is a good use for this space. There is no other business like it in the area. He feels confident that Jason knows that he is doing and he supports him.

Perry G – He was the real estate agent on the property when Mr. Wiggins purchased it. He did due diligence on Jason and feels his experience will make the business successful.

**G. Old Business**

1. Zoning Ordinance – Review for Article IV was tabled to the March meeting.
2. Sign Ordinance – This was tabled until the March meeting.
3. Apartment Building Height – The Commission reviewed and approved the amendment to Section 240-29.C(6).

**H. New Business - None**

**I. Liaison Reports - None**

**J. Any Other Matter** - Megann wrote an article for the Newsletter about the Toll Bros development in Willistown.

**H. Adjournment**

There being no further business, a motion to adjourn the meeting was made by Megann and seconded by Al. The meeting adjourned at 9:30 p.m.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*