

# EAST GOSHEN TOWNSHIP PLANNING COMMISSION

## Agenda

**Wednesday, March 7, 2012**

**7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
  - 1. **February 1, 2012**
- F. Acknowledge Receipt of New Applications
  - 1. **Camp K-9 Paradise for Paws, LLC / 1303 West Chester Pike / CU**
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
  - 1. **Camp K-9 Paradise for Paws, LLC / 1303 West Chester Pike / CU**
- J. Ordinance Amendments
  - 1. Zoning Ordinance Review (Article IV)
  - 2. Apartment Height Text Amendment
- K. Old Business
  - 1. **Sign Ordinance Discussion**
    - a. **Village Square Signage / Concept Renderings**
    - b. **Goshen Village Signage / Email Correspondence**
- L. New Business
- M. Any Other Matter
- N. Liaison Reports
- O. Meeting Dates of Importance
 

March 6, 2012	Board of Supervisors	7:00 PM
March 7, 2012	Pension Committee	1:00 PM
March 7, 2012	Planning Commission	7:00 PM
March 8, 2012	Farmers Market	3-5:00 PM
March 8, 2012	Historical Commission	7:00 PM
March 12, 2012	Municipal Authority	7:00 PM
March 14, 2012	CDC	7:00 PM
March 14, 2012	Conservancy Board	7:00 PM
March 15, 2012	Police Commission	8:00 AM
March 20, 2012	Board of Supervisors	7:00 PM
March 22, 2012	Farmers Market	3-5:00 PM
March 25, 2012	Cherry Blossom Festival – Bus trip to Washington, DC	8:00 AM
March 26, 2012	Last day to register before Primary	
March 28, 2012	Friends of EGT 501c3	7:00 PM
March 31, 2012	The Egg Hunt – East Goshen Park	10:00 AM
- P. Correspondence
- Q. Goals
- R. Adjournment

**Bold Items indicate new information to review for that topic.**

**REMINDER – Summer Newsletter:**

**Article Submission Due Date**

**Posted to Website**

**May 2, 2012**

**July 1, 2012**

draft  
**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 as 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.

1 Public Comments:

2 John Schorn, 1401 Larch Lane – He has been a resident of East Goshen for many years and feels this is a  
3 good use for this space. There is no other business like it in the area. He feels confident that Jason knows  
4 that he is doing and he supports him.  
5

6 Perry G – He was the real estate agent on the property when Mr. Wiggins purchased it. He did due diligence  
7 on Jason and feels his experience will make the business successful.  
8

9 **G. Old Business**

10 1. Zoning Ordinance – Review for Article IV was tabled to the March meeting.

11  
12 2. Sign Ordinance – This was tabled until the March meeting.

13  
14 3. Apartment Building Height – The Commission reviewed and approved the amendment to  
15 Section 240-29.C(6).  
16

17 **H. New Business - None**

18  
19 **I. Liaison Reports - None**

20  
21 **J. Any Other Matter** - Megann wrote an article for the Newsletter about the Toll Bros development in  
22 Willistown.  
23

24 **H. Adjournment**

25 There being no further business, a motion to adjourn the meeting was made by Megann and seconded by Al. The  
26 meeting adjourned at 9:30 p.m.  
27

28  
29 Respectfully submitted,

30 *Ruth Kiefer, Recording Secretary*  
31  
32

Mark Gordon

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**From:** Mark Gordon [mgordon@eastgoshen.org]  
**Sent:** Thursday, March 01, 2012 3:17 PM  
**To:** 'Mcfallse'; 'senya'; 'rsmith@eastgoshen.org'  
**Subject:** RE: Village Square Sign

Thanks Ed, the sign looks good. It appears that ~120 square feet with a height of ~15 feet should cover your needs for the main entrance sign.

If I understand correctly the second sign you mentioned would go near the Rite Aid along Boot Rd?

I forward this to the Planning Commission for discussion at their meeting on 3/7/12.

Thanks,

-Mark

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**From:** Mcfallse [mailto:Mcfallse]  
**Sent:** Friday, February 10, 2012 12:03 PM  
**To:** mgordon@eastgoshen.org; senya  
**Subject:** Village Square Sign

Mark and Senya:

Keeping you posted.....

Attached is a new design for the Village Square sign. This is from Sarro Signs - same folks who built and maintain the sign at the Fairfield Shopping Center (Giant Center) at Swedesford and Pottstown Pike.

This design contemplates the pending changes in tenants to Giant and Susquehanna Bank. Some of the design and colors may change as I consult with Tenants, but this is beginning to shape up as what we are looking for. This design is smaller than Fairfield, but significantly larger than HMVS sign currently in place.

Our desire would be to have this sign at the present entrance - and a smaller version - perhaps the size of the present sign located to the south along Boot as vehicles approach the center from the Clover Lane direction.

Please review and comment. Thanks

Ed McFalls  
HM Commercial Holdings, LLC



**Mark Gordon**

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**From:** Eric Flocco [flocco@ic-re.com]  
**Sent:** Friday, February 24, 2012 11:10 AM  
**To:** <mgordon@eastgoshen.org>  
**Subject:** Re: Goshen Village - signage

Just saw the fairfield attachment. That's a great sign I will fwd it to our sign firms to duplicate it with specs closer to our bricks and cedar roof

On Feb 24, 2012, at 9:13 AM, "Mark Gordon" <[mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)> wrote:

Hi Eric,

I presented the sign renderings to the Planning Commission at their last meeting and they had the following comments. The signage you propose does not match the existing brick finish of the existing sign. We had a number of examples of other signs and the Planning Commission liked the Fairfield Place sign in Exton the best. You mentioned that you are waiting for two other renderings, please forward them once you receive them.

In order for the Planning Commission to move forward on drafting a revision to the sign ordinance they need to know the following:

- How many freestanding monument signs do you need for Goshen Village Shopping Center?
- Where would you propose locating the freestanding signs?
- What size do you need (s.f. of sign area per sign)?
- What is the maximum height that you need?
- How would the signs be illuminated?

With answers to the questions above the Planning commission can move forward and draft an ordinance amendment.

On a separate subject: The Leslie Pool Store: Can you call me to discuss the status of the fit out?

Have a nice Weekend.

Thanks,

-Mark

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**From:** Mark Gordon [<mailto:mgordon@eastgoshen.org>]  
**Sent:** Wednesday, January 18, 2012 12:52 PM  
**To:** 'Eric Flocco'  
**Subject:** RE: Goshen Village - signage

Great, I'll look it over and get back to you.

Thanks,

-Mark

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**From:** Eric Flocco [<mailto:flocco@ic-re.com>]  
**Sent:** Wednesday, January 18, 2012 12:18 PM  
**To:** [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)  
**Subject:** Goshen Village - signage

Mark – attached is one set of proposed signage for Goshen Village – I am still waiting for 2 more drafts from other firms but didn't want to wait much longer to get some feedback from you and your team – I'm available to talk or come in anytime to review – thanks again for all your help here.

Eric Flocco  
Vice President/Leasing  
Interstate Commercial Real Estate  
14,000 Horizon Way, Suite 100  
Mount Laurel, N.J. 08054  
(856) 439-9200 office  
(856) 439-0404 fax  
(609) 790-6940 cell  
[www.ic-re.com](http://www.ic-re.com)

<100\_0452.JPG>

Job number: \_\_\_\_\_  
 Job title: Village Square  
 Address: \_\_\_\_\_  
 Contact person: \_\_\_\_\_  
 Phone #: \_\_\_\_\_

**Sarro Signs**  
 610-444-2020  
 FAX 610-444-2007  
 P.O. Box 157 Unionville, PA 19375  
 icatchingsigns@aol.com



Job Description: \_\_\_\_\_  
 Job size: \_\_\_\_\_  
 Job color: \_\_\_\_\_  
 Illuminated ☐ Non Illuminated ☒  
 Type of illumination: \_\_\_\_\_

Acceptance of design for manufacturing  
 NAME \_\_\_\_\_ DATE \_\_\_\_\_

Cost per: \_\_\_\_\_  
 Tax: \_\_\_\_\_  
 Deposit: \_\_\_\_\_  
 Balance Due: \_\_\_\_\_





# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

March 1, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Camp K-9 Paradise for Paws, LLC, has submitted a Conditional Use application to operate a Kennel / Dog Daycare Operation at 1303 West Chester Pike, formerly the Benjamin Moore Paint store. The property is located in the C-1, Community Commercial Zoning District, where kennels are permitted by conditional use pursuant to §240-14.C.(12) of the Township Zoning Ordinance.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications.

**The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.**

**March 7, 2012**

Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)  
**(Presentation of Application)**

**April 4, 2012**

Planning Commission meeting (workshop at 7:00 pm, formal meeting at 7:30 pm)

**April 17, 2012**

Board of Supervisors meeting (7:00 pm) **(Conditional Use Hearing)**

The hearing will be held at the Township Administration Building, 1580 Paoli Pike, and are open to the public. The application is available for public review during normal business hours at the Township Administration Building. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please give me a call or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,

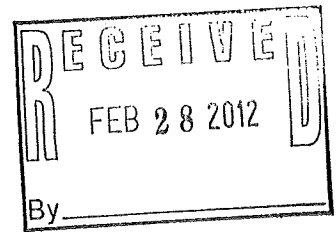


Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

Conditional Use Application and Checklist

**East Goshen Township**



To: Township Zoning Officer

Name of Applicant: Camp K-9 Paradise For Paws, LLC

Applicant Address: 15 Scarlett Oaks Circle, Honey Brook, PA 19344

Telephone Number: 610-213-8681 c/o Jason Morgera, Member  
Fax: \_\_\_\_\_

Email Address: jcm8681@yahoo.com

Property Address: 1303 West Chester Pike, West Chester, PA 19382

Tax Parcel Number: 53-6-63.1 Zoning District: C-1 Acreage: Apprx. 42,000 sq.ft.

Description of proposed use:

See attached narrative.

Conditional Use is provided in Zoning Ordinance Section: 240-14.C (12)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

By: [Signature]  
Signature of Applicant

2/28/2012  
Date

Witness:  
Attest: [Signature]

\* Review the formal Planning Commission review procedure on page three.

## Conditional Use Application and Checklist

### **Township Administration use only:**

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

### **Application Checklist:**

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form: .....	_____
2. All related materials submitted: .....	_____
3. Township application and review fees paid: .....	_____

Application accepted as complete on \_\_\_\_\_ by \_\_\_\_\_

Official Signature: \_\_\_\_\_ Title: \_\_\_\_\_

### **Review Process Checklist**

<u>Item</u>	<u>Date</u>
1. Start date: .....	_____
2. Date of first formal Planning Commission Meeting following Submission of complete application: .....	_____
3. Sent to Twp. Engineer: .....	_____
4. Date presented to Planning Commission: .....	_____
5. Abutting Property Letter sent: .....	_____
6. Date sent to CB: .....	_____
7. Date sent To MA: .....	_____
8. Date sent to HC: .....	_____
9. Date sent to PRB: .....	_____
10. Date sent to TAB: .....	_____
11. Date by which the PC must act: .....	_____
12. Date by which Board of Supervisors must act: .....	_____
13. Drop Dead Date; (Day 60): .....	_____
14. Conditional Use Hearing Date: .....	_____
15. Dates of hearing advertisement:..... & _____	_____
16. Property Posted: .....	_____

## **East Goshen Township Planning Commission**

**Procedure for processing Subdivision, Land Development, Conditional Use,  
Variance, and Special Exception Applications**

**August 19, 2002**

**2<sup>nd</sup> Revision: March 2, 2006**

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.



Conditional Use Application and Checklist

## East Goshen Township

To: Township Zoning Officer

Name of Applicant: Camp K-9 Paradise For Paws, LLC

Applicant Address: 15 Scarlett Oaks Circle, Honey Brook, PA 19344

Telephone Number: 610-213-8681 c/o Jason Morgera, Member  
Fax: \_\_\_\_\_

Email Address: jcm8681@yahoo.com

Property Address: 1303 West Chester Pike, West Chester, PA 19382

Tax Parcel Number: 53-6-63.1 Zoning District: C-1 Acreage: Apprx. 42,000 sq.ft.

Description of proposed use:

See attached narrative.

Conditional Use is provided in Zoning Ordinance Section: 240-14.C (12)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

By: [Signature] 2/28/2012  
Signature of Applicant Date

Witness:  
Attest: [Signature]

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Official Signature: \_\_\_\_\_ Title: \_\_\_\_\_

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## Conditional Use Application and Checklist

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9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

## BEFORE THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP

IN RE: Conditional Use Application of Camp K-9 Paradise  
for Paws, LLC

**NARRATIVE IN SUPPORT OF APPLICATION FOR CONDITIONAL USE****I. Introduction**

Camp K-9 Paradise For Paws, LLC (the "Applicant") is the presumptive Lessee and authorized Applicant for an approximately .96 acre property located at 1303 West Chester Pike, East Goshen Township, Chester County, Pennsylvania (the "Property"). The Property is located in the C-1 Community Commercial Zoning District where Kennels are permitted by conditional use pursuant to Section 240-14.C(12) of the East Goshen Township Zoning Ordinance. The Property currently is improved with an approximately 4,800 square foot building, which is currently vacant. There are 12 existing striped parking spaces, along with other customary improvements.

The Applicant hereby requests, by and through its undersigned counsel, that the Board of Supervisors of East Goshen Township grant a conditional use approval to allow a kennel use of the existing building and the Property restricted to a dog daycare to be utilized as set forth below and as will be further described during the conditional use hearing.

**II. The Proposed Conditional Use**

The Camp K-9 dog daycare facility will provide daycare for up to 120 dogs. This will also include boarding for up to 20 "families," as the boarding suites located inside the building can each accommodate, for example, 2 dogs from the same household. There will be 20 boarding suites. The operator of the facility is an experience dog handler. There will be a maximum of 7 employees, including the operator. The hours of operation will be: Monday through Friday, 6:30 a.m. to 8 p.m; Saturday 8:00 a.m. to 6:00 p.m.; Sunday- No daycare, boarding pick-up only from 7 a.m. until Noon. Deliveries will be occasional UPS or Federal Express type deliveries only. A minimum of 18 parking spaces will be provided.

Two fenced outdoor play areas are provided, with a limit of 20 dogs in the front play area, and 40 in the back play area. Outdoor play hours are restricted between the hours of 7:30 a.m. and 6 p.m. Dog urine will be cleaned by hand with certified and safe products. Dog feces will be cleaned up with certified and safe products and disposed of as municipal waste. Dog waste trash will be housed in sealed containers which will be provided by a private hauler with experience in handling dog daycare waste.

The perimeter of the outside play areas will be non-see through so that dogs will not be visible from the exterior. The interior layout will be a functioning and efficient gated and designated area system. Areas will be designated by factors such as dog size and dog demeanor. This will help with the flow of the facility and allow the safe and efficient movement of the dogs throughout the designated areas. The facility will be licensed by the Pennsylvania Department of Agriculture. Noise will be controlled by the use of interior areas, solid fencing, the installation of sound absorbing material in the facility, and active management of dog boredom, anxiety, and overstimulation, the latter factors being primary reasons for dog barking. The proposed environment allows for supervised play all day. All dogs older than 6 months must be neutered or spayed. All dogs must be up-to-date on all rabies, bordetella and temperament vaccinations. There will also be an isolation room for any dog that appears sick to assure the other dogs safety.

### **III. Conclusion**

The Applicant will establish compliance with the applicable conditional use standards during the presentation to the Planning Commission as well as during the hearing before the



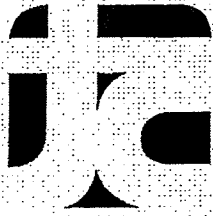
Board of Supervisors in support of approval of the proposed conditional use.

Date: 2-28-2012

Respectfully submitted,



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**CARUOLO ASSOCIATES, INC.**  
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February 28, 2012

Mr. Jason C. Morgera  
Camp K-9 Paradise for Paws, LLC  
15 Scarlett Oaks Circle  
Honey Brook, PA 19344

**RE: Camp K-9 Dog Day Care**  
1303 West Chester Pike  
East Goshen Township, Chester County, Pennsylvania  
Traffic Study

Dear Mr. Morgera:

We are pleased to submit this Traffic Study report for your proposed Camp K-9 Dog Day Care at 1303 West Chester Pike in East Goshen, Township, Chester County, Pennsylvania. This facility will be located in an existing building and house up to 120 dogs between 6:30 a.m. and 8:00 p.m. Access to this building will be provided via the property's existing two driveways on West Chester Pike.

The purpose of this study was to estimate the amount of traffic to be generated by the development and its qualitative impact on local traffic operations on the roads and intersections in the vicinity of the site.

**Existing Conditions**

The site of the proposed development is on the north side of West Chester Pike just east of Ellis Road. The former Benjamin Moore Paint building is currently located on the site. The property features two existing driveways on West Chester Pike and a circulating drive around the existing building. Parking is located on the south, north, and west sides of the building.

Adjacent to the property, West Chester Pike is a four-lane divided, state highway (SR 0003). This section of road is straight and relatively flat with a 45 miles per hour posted speed limit. Just west of the property, West Chester Pike intersects with Ellis Lane and Falcon Lane. This four-way intersection is controlled by a multi-phase traffic signal and features separate turn lanes.

### **Trip Generation**

The proposed Dog Day Care will be located in an existing building and serve approximately 120 dogs between 6:30 a.m. and 8:00 p.m. The facility will be operated by a maximum of seven full time employees including the owner. Access to this new facility will be provided via the property's existing two driveways on West Chester Pike.

Estimates of the traffic to be generated by the proposed dog care facility could not be based on trip generation data compiled by the Institute of Transportation Engineers (ITE) in their publication Trip Generation, 8th<sup>th</sup> Edition, 2008. This publication does not include trip generation rates for this type of land use. Therefore, other sources of trip rates for this facility were obtained. Trip generation data was obtained from the New Jersey Department of Transportation (NJDOT) and for a similar dog care facility in Silver Springs Maryland. The following assumptions were made based on the proposed facility and this trip generation information:

- Dogs will be dropped off and picked up over three hour period in the morning (6:30 a.m. to 9:30 a.m.) and evening (4:30 p.m. to 7:30 p.m.);
- Maximum number of employees at any one time on the property will be seven;
- Assume 25% of the dog owners will drop off more than one dog (i.e., two dogs);
- Assume 25% of the vehicles trips to and from the facility will be pass-by trips already on the adjacent roads and intersections

Based on this data, the following table presents the number of new weekday daily and peak hour vehicle trips to be generated by the proposed dog care facility

### **Vehicle Trip Generation**

Land Use	New Daily Trips	New Morning Peak Hour Trips	New Evening Peak Hour Trips
Dog Care Facility (120 dogs)	300	50	50

A review of this trip generation information shows that the proposed dog care facility will generate only 300 new trips during a typical workday. This translates into an average of twenty-five (25) trips an hour during the twelve hour travel day or less than one trip every minute. During the critical morning and evening peak hours, the proposed dog care facility will generate fifty (50) trips. This volume translates into less than one new vehicle trip a minute, a very low volume of traffic.

### **Traffic Impact**

In order to determine the traffic impact of the new dog care trips, we compared these trip estimates to the volume of traffic currently travel past the property on West Chester Pike. Based on data provided by the Pennsylvania Department of Transportation (PennDOT), approximately 26,000 vehicles travel in both directions on this section of road on a daily basis in 2010.

Based on this data, the proposed development's trips will add approximately 1% to the existing traffic volumes travelling past the property. It should be noted that traffic volumes can vary up to 10% on a daily basis on different days of the work week. Therefore, the addition of 1% to the traffic volumes traveling past the site is substantially lower than the daily variation in local traffic and will not have any adverse impact in local traffic operations.

### **Site Access**

Access to the facility will be provided via the property's two existing driveways on West Chester Pike just east of the Ellis Road intersection. Given their location and design, these driveways should be designated as one-way into (eastern driveway) and one-way out of (western) the property. The drop-off area will be located in the front of the existing building.

A field review of the sight distances for vehicles exiting the property confirm that drivers will have sufficient sight distances. The sight distance to the left or east for drivers exiting the facility is over 1,000 feet which is more than adequate to ensure safe movements out of the property. This information confirms that more than adequate sight distances will exist for vehicles entering and exiting the property via West Chester Pike.

### **Summary**

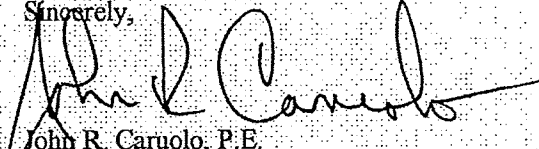
In summary, the traffic generated by the proposed new dog care facility will not adversely impact existing traffic operations along West Chester Pike or at the surrounding intersections. The new traffic entering and exiting the property will neither be significant, nor noticeable. Safe and efficient access will be provided via West Chester Pike with more than adequate sight distances for vehicles entering and exiting the facility.

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Mr. Jason C. Morgera  
Camp K-9 Dog Day Care Traffic Study  
February 28, 2012  
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If you have any questions regarding this traffic study, please don't hesitate to contact us.

Sincerely,



John R. Caruolo, P.E.  
President

cc: Brian Nagle, Esq.

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