

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 4, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, April 4, 2012 at the East Goshen Township building. Members present were: Chairman, Susan Carty, George Martynick, Dan Daley, Jim McRee, and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; and Erich Meyer and Megann Hedgecock.*

**WORKSESSION – 7:00 PM**

- A. Minutes of the March 7, 2012 meeting were reviewed.
- B. The opinion letter from the Township's transportation engineer, Orth-Rodgers, was reviewed and impact fee discussed.
- C. The conditions for Camp K-9 were discussed. Mark said the Dog Warden is a local resident.
- D. It was decided that the members who can attend the annual street cleanup will meet along Strasburg Rd on Thursday, April 12 at 10:00 am.

**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 be a workshop meeting on Wednesday April 18 to discuss the sign ordinance.

Sue welcomed new commission member Nathan Kline. Nathan is a new resident and works for Pennoni. She also announced that Adam Knox, who was previously on the Conservancy Board, will fill the remaining position on the Commission.

Any non-agenda comments – Ginnie Newlin reported that the Master Gardeners will be holding a flower sale in East Goshen at the end of April. Also, she asked the Commission members to project their voices so everyone can hear all conversation.

**B. Approval of Minutes**

The Chairman noted that the minutes of March 7, 2012 were approved as corrected.

**C. Acknowledge Receipt of New Applications**

The Chairman acknowledged receipt of a new application from Anthony P. Renzi, Jr., 219 Ellis Lane.

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

**E. Conditional Use and Variances –**

**1. 1303 West Chester Pike**

Brian Nagle, Esquire, was present along with Jason Morgera, owner of Camp K-9 Paradise for Paws and Jeff Laufer, Architect. Brian provided copies of the revised plan which includes dimensions, parking spaces, and handicapped parking space. He commented that they received the Township traffic consultant's opinion letter, which indicates that the circulation of traffic is sufficient.

Jeff presented a photometric plan showing illumination levels at the back of the building. The current lights are 70 W and the upgraded lights will be 150 W. He recommends keeping the current mounting height with the larger lights.

Questions/Comments from Commission members:

Nate asked about the permeable surface indicated in the rear. Jason explained that this is for future parking if needed.

Jim asked about the front parking spaces. Mark verified that the size of the angled parking spaces in front is okay.

Al asked about the logistics of dogs arriving. Jason gave an explanation of the plan to use 10 minute time slots for drop off and pickup of the dogs.

Dan asked about the website. Jason explained that customers will be able to enroll on line. He hopes this will encourage long term contracts.

Dan asked about the Orth-Rogers letter. Brian commented that the predictions are slightly different in each report. The only thing he doesn't agree with is the impact fee, which will be discussed with the Board of Supervisors.

Jim would like to see a timeframe for payment of the impact fee.

Al made the following motion:

Madam Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use application for Camp K-9 Paradise For Paws, to operate a Kennel/Dog Daycare business on the property at 1303 West Chester Pike in accordance with the application and the plans dated 2/28/12 last revised on 4/4/12 along with applicants' representation during their presentations to the Planning Commission and with the following conditions:

1. The applicant agrees to limit the number of dogs on the property to a maximum to 120 at any one time.
2. The applicant agrees to keep accurate accounting of the number of dogs on the property on a daily basis.
3. The applicant is aware of and acknowledges the Township noise ordinance requirements for dog barking and will present testimony to the Board of Supervisors outlining how this operation will meet the standards of the ordinance. The testimony will also address how Camp K-9 will address excessive dog barking noise complaints.
4. The applicant agrees to allow the Township to conduct a traffic count of the vehicles entering the property during the Peak AM and Peak PM hour to determine the amount of traffic generated by this use and to determine the trips generated approximately 90 days after full capacity.
5. The applicant agrees to pay the traffic impact fee outlined in the Township Code and the MPC for the new development minus the number of trips associated with the previous use, if the impact fee is determined to be applicable to this project.
6. The applicant agrees to install the reserved parking noted on the plan in the event that the need arises or when the Township Zoning Officer determines the additional parking to be necessary.
7. The parking vehicle access surfaces shall be repaired where needed, as determined by the Township Zoning Officer, and all parking areas re-striped prior to the issuance of a use and occupancy certificate.
8. The existing wall and freestanding signs will be refaced and no additional sign area shall be added to these two signs.
9. The applicant agrees to install 150W HPS lights at the rear of the building to improve lighting.
10. The applicant will follow all applicable federal, State, County and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

Jim seconded the motion. Discussion: Jason said that all dogs will be accounted for at all times.

Public Comments:

Ginnie asked who will be supervising. Jason acknowledged that he will be responsible. He explained for her the process of getting the dogs outside to play. He also described the flooring material as the best available. The motion passed unanimously. The applicant accepts the conditions.

## **2. Anthony P. Renzi, Jr., 219 Ellis Lane/DV**

Anthony Renzi was present and explained that he submitted an application along with letters from neighbors giving support for the project. He is asking for zoning variance relief from the side yard in order to construct a detached garage at his property, 219 Ellis Lane. The request is for 8' of relief. The lot is very narrow with a steep grade in the rear. The existing shed will be removed to make room for the garage. Jim asked if he would consider 16' wide instead of 24'. Anthony replied that they need room for 2 cars with storage in the rear of the garage. It will be a pole barn with 10' high walls and 14' to the peak of the roof. Turn around space was discussed. He plans to screen the garage from the neighbors with fence and plantings on a retention wall.

Al made the following motion:

Madam Chairman, This property is a narrow and deep lot; approximately 100' wide and 417' deep and sloped significantly in the side yard such that a conforming structure could cause more impact to the environment and property than the proposed solution. The applicant did not create this condition nor will granting this relief alter the character of the neighborhood. I move that we recommend that the Board of Supervisors support Mr. Renzi's Variance request to build a garage with a side yard setback of no less than 12 feet which represents 8 feet of relief with the following conditions:

1. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior to construction of the improvements depicted in the variance application and the testimony of the applicant.
2. The applicant shall screen along the northern side of the building to soften the impact to neighbors.

Jim seconded the motion. The motion passed unanimously.

#### **F. Old Business**

1. Discussion of the sign ordinance was tabled until the workshop meeting on April 18, 2012.
2. Mark reported that the proposed amendment to the ordinance regarding apartment height came back from the County with no changes. Dan made the following motion: Madam Chairman, I move that we recommend that the Board of Supervisors approve the Zoning Ordinance text amendment, 129-C-2012, amending the Maximum Building Height requirement for Apartment buildings. This amendment will clarify and simplify an awkwardly written provision of the code. Jim seconded the motion. The motion passed unanimously.

#### **H. New Business - None**

#### **I. Liaison Reports - None**

**J. Any Other Matter** - Sue thanked Megann for her years of service as a member of Planning Commission and presented her with a certificate and a gift. Refreshments followed.

#### **H. Adjournment**

There being no further business, a motion to adjourn the meeting was made by Dan and seconded by George. The meeting adjourned at 9:15 p.m.

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