

NEVILLE TOWNSHIP
Planning Commission Meeting Minutes
June 25, 2020

7:00 PM
5050 Grand Avenue
Neville Island, PA 15225

CALL TO ORDER:

Chairman Shuty called the meeting to order at 7:00 pm.

ROLL CALL:

Present:

Mrs. Antonelli, Mr. Easton, Mr. Grannis, Mr. Shuty, Ms. Swank, Ms. Valencik and Mr. Withrow

Absent: Mrs. Valencik, Mrs. Swank

Also, in attendance: Shawn Wingrove, Township Engineer

MINUTES

Motion by Mr. Easton to approve the minutes of the January 25, 2020 Planning Commission Meeting.

Second: Mrs. Antonelli.

Roll Call: Mrs. Antonelli - Yes, Mr. Easton – Yes, Mr. Grannis - Yes, Mr. Shuty - Yes, Mr. Withrow-Yes.

Motion carries 5/5

OLD BUSINESS:

None

NEW BUSINESS:

Neville Capital – Neville Dog Park – Special Use

Application was presented by Sonny Jani (applicant/owner), Robin Pererlla (Mr. Jani's partner), and Greg Maata (counsel for applicant). Application for Special Use for a dog daycare and kennel on the former site of the Neville Motel.

Developer is proposing: maximum of 68 dogs, use of the former Motel "Cottages" and garage for kenneling dogs and play area., 4 kennels per rooms of former motel. 90% of business anticipated to be just daycare, anticipate limited overnight stays. Hours of operation 7 am to 7 pm, no on-site staff overnight - will have person on-call for issues. Have applied to State for Dog Kennel License.

Dog Day Care is new use and understands it is not specified in the Township Zoning Ordinance. Applicant evicted remaining residents/tenant at motel and the building is currently empty.

Attorney Matta questioned the Township Engineer's letter, stating they are attending the meeting to see what the Township requires and are confused why the Engineer's letter said they are non-compliant. Mr. Wingrove explained the letter was a response to the application they submitted. The application contained a boundary survey but did not discuss the proposed development or proposed improvements. General comments were provided addressing stormwater, grading, etc. but could not be specific due to the ambiguity of submission.

The current matter before the Board this evening is only the recommendation of the request for a Special Use. This matter is scheduled for a Zoning Hearing on July 1, 2020. Additional approval may be required based on future submissions and the project scope.

Mr. Shuty asked if any construction is proposed. The applicant responded no new construction and only remodeling of the existing buildings.

Mrs. Antonelli asked if the buildings will be sound-proofed and how will the facility manage noise and how will it be managed after-hours.

Mr. Easton stated he is not ready to make a recommendation. He wants to visit the site and speak with the neighboring property owners. He also wants information on similar uses.

Mr. Withrow state he is concerned with waste and noise. He asked if the dogs will always be enclosed in fencing. The Applicant replied they will always be fenced.

Mr. Jani's Partner, Robin Perella asked the Commission to visit the site to evaluate noise.

The Planning Commission further discussed noise.

Attorney Matta asserted that noise will not be an issue. Barking dogs is a misconception and dogs will be controlled and calm. Dogs will be inside at night in kennels. He provided several examples of dog parks and other kennels and stated noise is not an issue there. He takes his dog to these types of places and it does not bark. He recommends the Commission evaluate their site and visit these other places

Township Engineer Wingrove summarized the concerns as follows:

Nuisance – The Applicant responded to concerns of pet waste. Recommended applicants provide a written response with the procedures they discussed verbally, including pickup daily, dumpsters emptied 3 times per week, etc.)

Noise - The applicant/attorney provided repeated anecdotal arguments that noise would not be an issue, but no verifiable evidence/documentation was provided. The Zoning Ordinance sets standards for noise. Rather than anecdotal, qualitative assertions that the dogs won't bark, the applicant should engage the services of consultant to provide objective, quantitative review of sound impacts to demonstrate that noise ordinance will not be violated. Any report should consider actual site conditions (Location of kennels with respect to property line, material of construction of buildings, impact of vegetative screening, etc.)

Public Comments:

Rick Rutter - Stated the applicant is unprepared and should provide additional information on the noise concerns.

Jennifer Mihalyi - Asked if the dogs would be walked on the applicant's property. They owner responded – Yes. Stated dogs in a group will bark and she is concerned with the noise. Questioned the response time to address complaints that the dogs are barking at night.

Motion by Mr. Withrow to table the recommendation on the Special Use Application filed by Neville Capital LLC for a Dog Daycare and Motel at 5111 ½ Grand Avenue, 5111 Neville Road and 129 4th Street, conditional upon the applicant's understanding that the Planning Commission cannot provide a recommendation prior to the July 1, 2020 Zoning Hearing.

Second: Mr. Easton

Roll Call: Mrs. Antonelli - Yes, Mr. Easton – Yes, Mr. Grannis - Yes, Mr. Shuty - Yes, Mr. Withrow-Yes.

Motion carries 5/5

The applicant was advised and confirmed his understanding that Planning Commission was willing to table the matter to provide the applicant time to provide additional information. By tabling the matter, they are unable to provide a recommendation to the Zoning Hearing Board for the July 1, 2020 hearing and that hearing will also need to be rescheduled or continued.

Neville Commons – Car Parking Terminal – 5800 Grand Ave. - Conditional Use

The applicant was not present.

Motion by Mr. Withrow to table the recommendation on the Conditional Use Application filed by Neville Commons LLC for a Car Parking Terminal at 5800 Grand Avenue

conditional upon the applicant agreeing to provide a time-extension if needed and stating the application is “not recommend” if the applicant fails to grant additional time.

Second: Mr. Easton

Roll Call: Mrs. Antonelli - Yes, Mr. Easton – Yes, Mr. Grannis - Yes, Mr. Shuty - Yes, Mr. Withrow-Yes.

Motion carries 5/5

DISCUSSION:

None.

ADJOURN:

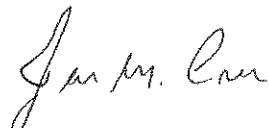
Motion by Mr. Grannis to adjourn the meeting.

Second by Mr. Withrow

All in favor.

Meeting adjourned at 8:12 PM.

Respectfully Submitted By:



Jeanne M. Creese
Township Manager