

NEVILLE TOWNSHIP
Planning Commission Meeting Minutes
July 30, 2020

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

CALL TO ORDER:

Vice-Chairman Antonelli called the meeting to order at 7:00 pm.

ROLL CALL:

Present: Mrs. Antonelli, Mr. Easton, Mr. Grannis and Mr. Withrow

Present by Phone (Due to COVID-19): Mrs. Valencik, Ms. Swank

Absent: Mr. Shuty

Also, in attendance: Shawn Wingrove, Township Engineer

MINUTES

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

Second: Mr. Withrow

Roll Call: Mrs. Antonelli - Yes, Mr. Easton – Yes, Mr. Grannis - Yes, Ms. Swank - Yes, Mrs. Valencik – Yes, Mr. Withrow-Yes.

Motion carries 6/0

OLD BUSINESS:

Neville Capital – Neville Dog Park – Special Use

Application was presented by Sonny Jani (applicant/owner) and Greg Maata (counsel for applicant). Application for Special Use for a dog daycare and kennel on the former site of the Neville Motel. Also present were employees of the proposed facility.

The applicant presented a packet regarding noise and a petition supporting the facility. Mr. Jani provided comment on other similar uses as basis to evaluate sound. He stated the dogs were primarily inside and these facilities have no complaints from adjacent users.

Mr. Maata stated other similar uses do not have 24-hour oversight. Dogs will be separated in kennels at night. All kennel rooms will have cameras for staff to see dogs 24 hours per day. Stated their employee Kim has background in dog grooming and involvement with animals.

Dogs will be checked for vaccines and must be spayed or neutered. All dogs will be fed in their kennels and away from group areas. Dogs will be evaluated before being accepted and dogs of varying sizes will be separated.

A typical day for a dog will start with being taken to kennel, feed, taken to common area for play with similar sized pets. Dog waste will be picked up immediately and disposed of in a dumpster.

Mr. Jani stated that the Ohio Township Police Department has a long history of calls and complaints from the former use, but none since he purchased the property.

No dogs will be near the 4th Street residences. Dogs are always kept on leashes when moving throughout the facility. A fence will be installed on the 4th Street. Fence will be made of vinyl along the perimeter of the facility.

Hours of operation will be Monday through Friday, 7:00 AM to 7:00 PM and Saturday and Sunday, 8:00 AM to 1:00 PM. Facility will also provide overnight boarding.

Play area will be located next to the “red building” and will be surrounded with vinyl fence and have temporary fencing for separating dog groups within the overall play area.

If approved, anticipate can open by October 2020.

The facility must be certified, and the employees are also certified by the State licensing agency.

Public Comments:

Marissa Fiedler, 140 4th Street: Ms. Fielder stated she is not in favor of the application. She is concerned with the noise and smell of pet waste. She is concerned that noise at night from loading on operations on adjacent properties will cause the dogs to bark Ms. Fielder stated she has not had any concerns with this existing motel use during the time she has lived on 4th Street. Concerned about the ability to sell her house if next to a dog daycare / motel.

Board Discussion:

Mrs. Antonelli asked if the dogs will be alone at night. Mr. Jani replied the house on Grand Avenue will be leased to his maintenance employee who will be accessible 24-hours per day and for emergency response after business hours.

Mr. Antonelli asked if the buffer area will be maintained next to the homes. Mr. Jani stated it would be.

Mr. Grannis asked for a projected number of dogs. Mr. Jani stated minimum would be 20 per day to be financially stable. Maximum would be 68.

Mrs. Valencik asked if the proposed veterinary office is for clients only. Mr. Jani responded the on-site vet is Seven Field Veterinary from Avalon and only on-site for dogs if necessary.

Mr. Withrow asked how many dogs would be outside at one time. Mr. Jani stated number will vary with the season. During hot and cold weather dogs will not be out for extended periods of time. Most likely only ½ will be outside at one time. Groups separated by size. Interior rooms have both heat and air conditioning.

Mr. Easton commented he visited a similar facility. He experienced dogs barking. No odor issues, but some noise.

Mrs. Antonelli asked if the dogs will be disrupted by the heavy truck traffic. Mr. Jani stated the interior rooms will have a radio / noise system to help the dogs adjust to outside noise.

Mrs. Antonelli commented the petition presented with the packet presentation showing support has mostly signatures from residents who are not adjacent to 4th Street. Mr. Jani's partner, Mr. James Serlana stated police incidents at this location have decreased from the prior use.

Mr. Eason stated he is not opposed to this use in general, but no in favor of the proposed location.

Motion by Mr. Easton to recommend the Zoning Hearing Board deny 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.

Second: No Second was received.

Motion died on the floor.

Motion by Mr. Withrow to recommend the Zoning Hearing Board approved 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 constructing a solid fence to buffer the residences on 4th Street at a height of 10 feet or as otherwise allowed by the Zoning Ordinance.

Second: Ms. Swank

Roll Call: Mrs. Antonelli - No, Mr. Easton – No, Mr. Grannis - Yes, Ms. Swank - Yes, Mrs. Valencik – Yes, Mr. Withrow-Yes.

Motion carried 4/2.

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

The applicant Mr. Chuck Snyder and his counsel, Mr. Sean Carmody presented the application.

The former King's Restaurant located at 5800 Grand Avenue closed due to COVID-19. Owner has an agreement with a group of Amazon delivery drivers to utilize the parking lot for their vans and personal vehicles.

The requesting Conditional Use for a Parking Terminal is temporary. The proposed timeline is until the building can be leased again. The building will not be utilized as part of the requested use. It is understood additional approvals will be required for a change of use for building.

Board Discussion:

Mrs. Antonelli asked who will clean the property. Mr. Carmody stated Mr. Snyder is responsible for the site.

Mr. Easton asked if the lease can be terminated at any time. Mr. Snyder stated "yes," the lease is with an Amazon subcontractor.

Mr. Withrow asked if only vans will be at the site. Mr. Carmody stated "yes."

Mr. Easton stated he prefers the site be utilized versus empty.

Mr. Snyder stated that Kings left the property with tax debt. It is his intent for this to be short-term, temporary use and he desires to lease the property, including the building, as soon as he can find a tenant.

Mrs. Antonelli requested that Mr. Snyder keep up the landscaping to include the shrubs, mulch and weeding.

Mr. Withrow suggested the Commission consider including in the motion that the approval was valid for only two years. Mr. Snyder indicated he would prefer no timeline but asserted this is not the preferred or permanent use. The Board decided not to place a time recommendation.

Motion by Mr. Grannis to recommend the Board of Commissioners approve the Conditional Use Application filed by Neville Commons LLC for a Car Parking Terminal at 5800 Grand Avenue.

Second: Mr. Easton

Roll Call: Mrs. Antonelli - Yes, Mr. Easton – Yes, Mr. Grannis - Yes, Ms. Swank - Yes, Mrs. Valencik – Yes, Mr. Withrow-Yes.

Motion carries 6/0

NEW BUSINESS:

None

DISCUSSION:

None.

ADJOURN:

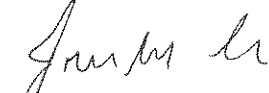
Motion by Mr. Easton to adjourn the meeting.

Second by Mr. Grannis

All in favor.

Meeting adjourned at 8:10 PM.

Respectfully Submitted By:



Jeanne M. Creese
Township Manager