

**Alaiedon Township Planning Commission Meeting Minutes
December Quarterly Meeting**

December 3, 2018

The Alaiedon Township Planning Commission met Monday, December 3, 2018 at the Alaiedon Township Hall for its regular quarterly meeting.

The meeting was called to order by Chairwoman Laurie Koelling at 7:30 pm.

Roll call was taken. Present were Laurie Koelling, Beth Smith, Kim Hafley, Bill Schneider, Roger Cook, Matt Oesterle and Barb Kranz.

Barb Kranz made a motion to approve agenda. Roger Cook seconded. Motion approved.

Beth Smith made a motion to approve the Planning Commission meeting minutes from the October 29, 2018 meeting. Matt Oesterle seconded. Motion approved.

Chairwoman Laurie Koelling immediately invited members of the commission to comment on the possible ordinance amendment regarding dog daycare facilities. She referenced the markup draft of changes to the amendment prepared by Mark Eldelson of LandPlan Inc. as well as the reference materials provided by Virginia.

After approximately an hour discussion, the Alaiedon Township Planning Commission agreed they had more questions than consensus regarding a direction to proceed on the proposed amendment. The Planning Commission agreed another meeting is necessary with Mark Eldelson present and prepared to provide detailed information on the following topics as it relates to dog daycares in Alaiedon Township:

- Specific recommendations regarding noise management that include preferred materials and acceptable decibel levels. Are there industry specific products that have proven effective in eliminating noise for barking dogs?
- Clarification on what zoning classifications are best suited for dog day cares in Alaiedon Township
- Clarification on the reasoning for proposed different parameters for a dog day care facility in different zoning classifications
 - Set backs
 - Available land (total)
 - Parking
 - Drop-off/Pick-up traffic
 - Green space in the amount of acreage require 2 acres/5 acres
 - Hours of operations
 - Services offered: kennel vs. dog daycare vs. grooming and related retail to all three and benefits of uniformity of requirements for all three businesses as business may start as one service and expand to one or both of the other services
- Determine if there are differences for indoor and outdoor kennels and related operational requirements.
- Information on what are considered industry “Best Practices” for zoning and physical requirements for dog daycares

Chairwoman Koelling invited the members of the audience to make a public comment of two minutes or less.

Deb Dansby – a CPA and business woman interested in opening a dog daycare in Alaieton Township introduced herself. She shared that she has done extensive research and has a formula to open a successful dog daycare in Alaieton Township. She indicated wants to offer boarding and grooming in addition to the day care. In terms of the facility she told the Planning Commission members that dog day care facilities do well in industrial zones because of the large footprint buildings (she stated 90% of all dog daycares are on 1 acres or less) and they are set up for high levels of noise. She also noted that she had talked with all of the neighbors in her preferred dog daycare location and neighbors are in support of it.

The current owner of the proposed dog daycare location was also present.

Ms. Dansby inquired about the process and timing for potentially amending the zoning ordinance and having a special use permit hearing. Trustee Beth Smith explained the Planning Commission needs to have the meeting and get answers to the questions identified earlier in order to make a recommendation to the Township Board of Trustees. The Board of Trustees then approves, modifies and approves or declines the recommendation. Upon approval of a zoning ordinance, the Planning Commission holds a Special Use Permit public hearing. Ms. Dansby asked if both processes could run concurrently and both Chairwoman Koelling and Trustee Smith said no. The consideration of the zoning amendment needs to be completed first. Chairwoman Koelling she will work with the Township office to move forward as expeditiously as possible, but there are availability constraints and meeting publication requirements that must be met.

Matt Oesterle made a motion to adjourn. Barb Kranz seconded. Motion carried. Meeting adjourned at 8:50 pm.

Respectfully submitted by Kim Hafley, Secretary