

**Honey Brook Township
Dog Kennel Task Force**

Meeting Minutes - Monday, November 6, 2017

Meeting began at 7 pm on Monday, November 6, 2017. John McHugh and Amos Kauffmann started the meeting and discussed the goals for the evening. Eric Olsen assisted Amos in moderating the meeting.

Steve Landes, Township Manager, left copies of the Meeting Agenda and Meeting Minutes which were distributed to everyone.

Meeting Facilitator: Amos Kauffmann and Eric Olson

Committee Members

Becky Ricci
Janne Ruffini
Terry Schmidt

Abner Stoltzfus
Liz Purring
Leslie Siebert
Benuel M. Kauffman

Levi Kauffmann
Benuel S. Stoltzfus
Melissa Needles

1. Amos Kauffmann asked for any additional changes to the Meeting Minutes for October 9, 2017 and October 18, 2017. Terry Schmidt made a motion to adopt the meeting minutes and was seconded by Becky Ricci. All in favor – Yes.
2. Agenda was discussed and the order of topics. John McHugh offered that the order didn't matter so setbacks were called out as a topic to begin with.
3. John McHugh introduced Chris Hartman, Honey Brook Township Solicitor who came to assist this evening.
4. Setbacks
 - Melissa Needles had looked at five other municipalities, townships like Honey Brook.
 - Setbacks ranged from 80 to 300 feet. Most were are 100 to 150 foot setbacks.
5. Acres
 - Melissa pointed out that no other townships permitted kennels in residential areas and the minimum acres was at 2 but went up to 20 acres.
 - Chris Hartman acknowledged that Honey Brook Township has a setback that is greater than most townships. Chris continued to say that it is up to the Township to decide what is the appropriate setback.

- Becky Ricci offered that there is enough agricultural land in Honey Brook that kennels should stay in the agricultural or industrial zones. Additional comment from Becky was that a five dog restriction should continue in residential areas.
- Chris Hartman defined the zoning areas and pointed out the map in the ordinances to show where kennels are permitted.
- Amos Kauffmann asked to define the Farm Residential zone. Chris Hartman explained the different zones, FR, RC, Agricultural zone, etc.
- Discussion of preserved farms with easements and TDR (Transfer of Development Rights).
- Kennels are currently allowed in three zones, Agricultural, Industrial and RC (Resource Conservation) zones.
- Setbacks should vary and depend upon what zones you are up against.
- MOTION To Adopt – 60 foot in Agricultural zone – Melissa made the motion and was seconded by Levi Kauffmann. All in favor – Yes
- Buffer zone of 150 feet between the Agricultural and residential zoning districts.
- MOTION To Adopt – Eric made a motion seconded by Benuel Stoltzfus.
- Industrial district – 50 feet for Industrial to Industrial.
- Industrial district – 150 feet for Industrial to residential.
- Noise buffering – planting or fence to block noise, decrease visibility. Contribute to reduce noise.
- Kennel – any dog over 6 months old and more than five dogs.
- Up to 60 dogs = noncommercial.
- Under 25 dogs, the State does not regulate.
- Melissa discussed 2 to 5 acres minimum, 10 acres for larger amount of dogs.
- MOTION To Adopt – take out “non-commercial”.
- MOTION To Remove 27-1602 D 1 B 1 Regulation on Keeping of Animals.
- Becky Ricci stated that the definition of kennel needs to be same as State definition – leave definition of kennel the way it is – no motion needed.
- MOTION To Adopt – Two acre minimum for non-commercial kennel (and Industrial) and must show kennel license that they’re non-commercial.
- Chris Hartman stated that once rules are adopted the Township can put out handouts explaining these rules.
- MOTION To Adopt – acreage for commercial to stay at ten acres, motion raised by Levi Kauffmann and seconded by Mellissa.
- Remove 20 acres from secondary use regardless of adjacent to residential zoned district. 27-1604.
- MOTION To Adopt – take out barking dog noise, motion raised by Levi Kauffman and seconded by Becky Ricci.

6. Next step

- a. Submit recommendations to Steve Landes and start the draft of ordinances changes.
- b. Next meeting December 6th.

- c. Chris Hartman will prepare updates.
- d. Submit to Board of Supervisors workshop.
- e. Present to BOS meeting on Dec 13, 2017.
- f. Then back to Township Solicitor.
- g. Submit to Planning Commission.
- h. Submit to Board of Supervisors.

Addendum:

The definition of "Non-commercial" and "Commercial Kennel". If we don't want to have an actual definition of this which is fine, we would need to have it stated somewhere that we are using the "State" definition.

Annual renewals

Also, I think we should consider the idea that when these kennels come in for a conditional use and it is granted, that one of the conditions is that they should have to renew their use and occupancy every year. If we did this, then we would know if any kennel actually closed and it is just a way for the Township to keep their records current.

An example of this is in the Township I work for a Bed and Breakfast is a conditional use. Every year they have to renew their use and occupancy to continue to operate.

NEXT MEETING DATE: Wednesday, December 6, 2017 at 6:00 p.m.