

TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING
September 11, 2018

Present: Mark Bradson, Dave Decker, Alison Hassenplug, Greg Reitze, Peter Schettler

Donald Petrosa, Solicitor and Meredith Merino, Zoning Officer

A. Call to Order

Chairman Mr. Schettler called the meeting to order at 7:30 PM. He welcomed newly appointed Planning Commission member Dave Decker.

B. Approval of Minutes-August

Mr. Bradson motioned to approve the August 2018 minutes as submitted. Mr. Schettler seconded this motion and the Commission approved the minutes unanimously with a vote of 5-0.

C. Old Business

None

D. New Business

Ordinance amending Chapter 275, Zoning, Mall Conversion Overlay (MCO) District to add the retail sale of pets, pet grooming, veterinary care (and boarding associated with veterinary care) and other pet services and related products as a Permitted Use.

Attorney Joe Riper was present on behalf of BET, owner of the Promenade at Granite Run, to explain the draft ordinance. He explained that BET is in the process of negotiating a lease with Petco as a tenant in the shopping center. One component of the Petco store is a separate veterinary care facility that includes boarding of animals under veterinary care. Mr. Riper went on to say that when he discussed the veterinary care use with Mr. Damico as an extension of the pet products retail use, Mr. Damico wasn't comfortable that the catch-all of other "substantially similar uses" contained in the ordinance described the veterinary use. Mr. Riper drafted the proposed text amendment of the MCO Permitted Uses to specifically call out that one of the uses would be veterinary services which would include overnight boarding associated with veterinary care.

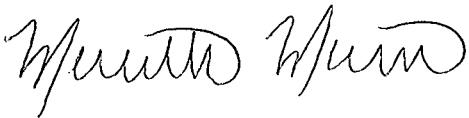
Mr. Petrosa asked whether the intent of the boarding is to be specifically associated with veterinary care or is it expanded to a longer-term kennel/boarding service. Mr. Riper responded that it is his understanding that offering general boarding is not the plan; it only comes in conjunction with the vet care. Ms. Hassenplug commented that she is aware of a Petco in Delaware that has a veterinary service but does not offer general boarding.

Mr. Reitze commented that since this language only pertains to the MCO District, if there were a problem with noise, it would impact BET tenants rather than residential neighbors. BET as a landlord would directly address any noise issue that might arise.

Mr. Bradson motioned to recommend approval of the ordinance as drafted. Ms. Hassenplug seconded the motion and the Planning Commission approved it with a vote of 5-0.

Mr. Schettler adjourned the meeting at 7:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Meredith Merino". The signature is written in a cursive, flowing style with some loops and flourishes.

Meredith Merino