

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
May 8, 2019

MEETING was called to order at 7:00 p.m. with Chairperson Keane presiding and the following members of the Commission and officials of the Borough present: Mr. Patrick Keane, Mr. Timothy Corcoran, Mr. David Martin, Mr. David Aloe, Mr. Mario Peluso, and Mr. John Schwend, Borough Manager.

MINUTES of the Regular Meeting held on March 13, 2019 were presented to the Commission. After some discussion, a motion was made by Mr. Keane with a second from Mr. Corcoran to approve the March 13, 2019 Regular Meeting Minutes as presented. All present voted in favor of the motion

The following visitors were present:

Ms. Connie Boschetto	213 Hazel Lane, Edgeworth
Ms. Lisa Burrows	507 Rabbit Hill, Sewickley
Mr. John Edson, Esq.	100 Hazel Lane, Edgeworth
Ms. Alex Graham	44 Linden Place, Sewickley
Ms. Cathy Greenberger	749 Chestnut Road, Edgeworth
Ms. Susie Kopf	204 Edgeworth Lane, Edgeworth
Ms. Alyson Korman	510 Woodland Road, Edgeworth
Mr. Doug McNews	402 Rockledge Drive, Sewickley
Ms. Lynne Nincke	310 Woodland Road, Edgeworth
Ms. Heather Ponzio	308 Hill Street, Sewickley
Ms. Lucy Raymond	891 Elmhurst Way, Sewickley
Ms. Beth Rom	105 Buhlmount Drive, Leet Township
Mr. and Mrs. Dick Viall	436 Rockledge Drive, Sewickley

NEW BUSINESS:

REVIEW FOR RECOMMENDATION FOR A KENNEL CONDITIONAL USE FOR 510

WOODLAND ROAD: Mr. John Edson, representing the business and property owner Ms. Alyson Korman, explained that Ms. Korman has been operating her business, entitled “Life With Dogz” at her home for the past nine years. She is seeking a conditional use permit to continue operating her business after receiving a notice of violation from Edgeworth Borough. Mr. Edson stated that Ms. Korman takes twelve to fifteen dogs to her property at one time, twice a day, where they play with each other. He highlighted the Borough’s broad definition of kennel and believes that Ms. Korman’s business does not fall under that definition, due to the fact that no overnight boarding or training occurs. Mr. Edson asked the Planning Commission to give a favorable recommendation to Borough Council regarding the request for a conditional use.

Mr. Timothy Corcoran asked why Ms. Korman was requesting the conditional use now, after her business had been operating for many years. Mr. David Aloe also asked when Ms. Korman became aware of the Borough’s ordinances regarding operating a kennel. Mr. Edson stated that Ms. Korman was unaware of the ordinance, and that it was not previously mentioned by the Borough. Borough Manager John Schwend stated that the Borough was made aware of the business operation when notified by the Pennsylvania State Dog Warden that a kennel was operating at this location.

Mr. Aloe asked if Ms. Korman has paid business privilege tax to the Borough, and if she had not, whether she will begin to pay that tax along with any penalties associated. Ms. Korman stated that she would, and that she was amenable to other conditions set forth by the Planning Commission.

Ms. Korman explained that her property is approximately three and a half acres, where two separate fenced areas are separately utilized for business operations and her own personal dogs. She stated that her personal dogs never interact with her clients' dogs, and has received a lease to use the adjacent property as well. Mr. Mario Peluso asked whether Ms. Korman would move the business operation and fencing to the adjacent property, and she stated that she would not. The fenced off area for the clients' dogs will remain where it currently is. Mr. Patrick Keane asked how many dogs, both personal and clients, Ms. Korman would have on the property at one time, to which she stated up to twenty-five.

Mr. Aloe stated that a fence was erected on Ms. Korman's property that blocks the right of way to an adjacent property, and that he felt that fence needed to be moved. Ms. Korman replied that a verbal agreement had been made with that property owner, and she would be willing to put the agreement in writing. Mr. Aloe also asked about redundant fencing in order to further prevent dogs from escaping the fenced areas. Ms. Korman stated that she has never had a problem in the past with her clients' dogs trying to leave the fenced area, and does not believe redundant fencing is necessary. Mr. Aloe highlighted a case where one of Ms. Korman's personal dogs escaped the fenced area and bit a resident. Mr. Martin stated that he believed this was a separate issue, but that it is necessary to keep all dogs under control.

Ms. Lucy Raymond, a Sewickley resident and client of Ms. Korman's, spoke about her experience with the business. She stated that "Life With Dogz" is an asset to the community, and Ms. Korman is always professional and helpful. Ms. Raymond believed that the business actually helps to keep the community safer, as dogs receive training and behavioral attention when at Ms. Korman's property. Mr. Aloe stated that residents and businesses within the Borough must comply with Borough ordinances, and that Ms. Korman has not.

After discussion, the Commission developed four conditions in order to place a positive recommendation on the conditional use: no dogs are boarded overnight at the property, hours of operation are limited to between 10:00 am and 3:00 pm, the maximum number of dogs on the property for the business at one time is fifteen, and that all client dogs be limited to a specifically designated and confined area.

Mr. Timothy Corcoran made a motion to recommend to Borough Council that "Life With Dogz" receive a conditional use to operate as a kennel in the Special Use district with four conditions listed above. Mr. Martin seconded the motion, and all present voted in favor of recommendation.

There being no further business, the meeting on motion duly made was adjourned at 7:35 p.m.

- John F. Schwend, Secretary