

PINE GROVE TOWNSHIP ZONING HEARING BOARD

175 OAK GROVE ROAD, PINE GROVE, PA 17963

June 28, 2018 Workshop Meeting Minutes

Blue additions to Ordinance
Red correction to Ordinance

CALL TO ORDER – Chairwoman Donna Reilly called the June 28, 2018 meeting to order at 6:30 PM with the Pledge of Allegiance. Attending were Board Members Donna Reilly, Dale Reichert, 1st Alternate Margaret Davenport, and Zoning Hearing Board Secretary Cynthia Hummel.

DECLARATION OF QUORUM – A quorum was declared.

MEETING MINUTES – Reichert moved to approve the Zoning Hearing Board minutes for May 24, 2018, Davenport seconded the motion, all were in favor and motion carried 3 to 0.

PERSONS TO BE HEARD – There were no persons to be heard.

NEW BUSINESS – Reilly explained Thursday's are difficult for her to attend and since the workshops are already advertised she will not make the July 12th; she requested changing the Thursday August 9th Workshop to Tuesday August 7th. After a brief discussing the August 9th Workshop was changed to August 7th and another Workshop was scheduled for September 11th.

Cynthia Hummel mentioned she distributed to each board member an e-mail from Ralph Hummel the Zoning Officer; an e-mail from the Township Engineer (Benesch) an example of the definition of *Pets, Keeping of* and a list of websites for other topics to address; zoning definitions; and revision suggestions from the previous Zoning Officer.

Reilly began the workshop with the e-mail from the Zoning Officer and the example from Benesch of the definition of *Pets, Keeping of*. The following items were approved:

Ordinance Changes:

§616.9 from the Ordinance, it was agreed upon to **remove this section**.

Definitions:

PETS, KEEPING OF - the keeping of domesticated animals of types that are normally considered to be kept by the residents of a dwelling for the pleasures of the resident family. **This does not apply to "raising of livestock."**

- A. Keeping commonly accepted pets is allowed as an accessory use on any lot provided such pets are for personal enjoyment, not commercial purpose.
 - a. Pets include: domestic rabbits; hamsters; ferrets; gerbils; guinea pigs; pet mice/rats; turtles; fish; dogs; cats; domestic chickens, ducks and geese; birds such as canaries, parakeets, doves and parrots; worm/ant farms; non-poisonous spiders/snakes; chameleons and similar lizards; turtles; bees; and horses.
 - 1. Note, for keeping of certain animals there is a lot size requirements that must be met or the keeping of that animal is prohibited from the property. The lot area used to justify one class of animal shall not be used concurrently to justify another class of animals.
 - b. Exotic Pets
Keeping of wild, exotic, or vicious animals shall not be allowed, except as may be permitted by variance.
 - 1. Prohibited animals include: any live monkey, raccoon, skunk, wolf, wolf-dog hybrids, squirrel, fox, leopard, panther, tiger, lion, lynx, venomous snake or tarantula, crocodile, alligator, caiman, gavial, bear, cow, or sheep.
- B. Nuisances.
 - a. No use shall involve the keeping of animals or fowl in such a manner or of such type of animals that it creates a serious nuisance (including noise or odor), a health hazard or a public safety hazard.
 - b. The person with the duty of care of the animals shall be responsible for collecting and disposing of all fecal matter from pets.
 - c. No animal that is dangerous to humans shall be allowed outdoors in a residential district, except within a secure caged or fenced area or on a leash under full control of the owner.
- C. Cats and Dogs
 - a. On a residential lot of less than 1 acre, the total number of dogs and cats over 3 months in age

shall be a combined maximum of 5. On any other lot, the total number of cats or dogs shall be a combined maximum of 10.

- b. Keeping of more than the specified number of cats or dogs 6 or more is considered to be commercial and shall be considered a kennel. The definition of kennel to be added to definition section.

F.Horses

A maximum of 2 horses may be kept if the lot has a minimum area of 2 acres or more, but less than 5 acres. The keeping of up to 5 horses is permitted on a lot of 5 acres or more. Any horse barn, corral, manure storage areas or stable shall be a minimum of 150 feet from any "residential lot line." Keeping of more than the specified number of horses shall be considered a stable. The definition of stable to be added to definitions section.

G.Bees

Any area intentionally used for the outdoor keeping of bees shall be setback a minimum of 150 feet from all lot lines. Such areas shall be well-marked. Not to exceed 5 individual bee hives. The definition of bee hives to be added to definition section.

After discussing the definition of Manufactured Homes and to possibility eliminate Mobile Home from the Ordinance, received from the Zoning Officer, and after reviewing of the example *Pets, Keeping of*, from Benesch it was decided at the July 12th Workshop they will address the following:

- a. Continue reviewing *Pets, Keeping*:
 - Section D - no numerical restrictions and discussed to prevent a possible puppy mill
 - Section E - Fowl
 - Add definitions for stable, kennel, bee hives,
- b. Request the Zoning Officer to revise Manufactured Home definition, explain HUD title construction standards, and possible include tax paying resident to the definition.
- c. Address all Definitions

CORRESPONDENCE – The Public Notice for July 26th was distributed.

ADJOURNMENT – Reichert made a motion to adjourn the meeting at 8:06 PM. Reilly seconded, all were in favor and motion carried 3 to 0.

Respectfully Submitted,

Cynthia Hummel
Zoning Hearing Board Secretary

Approved on July 12, 2018 at Zoning Hearing Board Workshop

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