



Board of Zoning Appeals MEETING MINUTES

Tuesday, March 22, 2022 - 9:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Board of Zoning Appeals Members Present:

Mr. Gary Molchan
Mr. Zak Krebeck

Staff Present

Lynn Thomas
Joseph Mayer

Approval of Minutes.

2/15/2022 Minutes

Since there was only one person present who was at that meeting, the Board will approve the minutes at the next meeting

Application: V-791/V-22-03

Location: 8632 Commerce Drive

Applicant: Dr. Casey Beck & Mr. Eric Beck

Owner: Dog Squared LLC

Request: Variance of 35' to permit the northeast side setback to be no less than 165', a variance of 65' to permit the northwest side setback to be no less than 135' and a variance of 155' to permit the rear setback to be no less than 45'. The purpose of the variance is to enable an indoor commercial kennel to function within an existing warehouse.

Dr. Casey Beck and Mr. Eric Beck were present on behalf of application V-791/V-22-03 for setback variances to enable an indoor commercial kennel to function within an existing warehouse. Mr. Molchan noted that there are only two members present and the implication of that is that if there's a split decision, the application would be denied. Therefore, the applicant would not be able to return until next year for the same request. The Applicants are entitled to move forward now with just two members knowing that risk, or postpone the Hearing until a full 3 member Board could be seated. The applicants requested to move forward at this time and both were sworn in for the Special Exception request.

It was discussed that the facility would be an indoor kennel and daycare facility for dogs and cats. Training classes would also be provided. No medical veterinary facilities will be provided. Due to the setback requirements for a standalone commercial kennel, which is 200' from any property line, setback variances are necessary for the facility to function. Parking requirements, time of operation, waste removal and the number of staff members were discussed. In addition, the applicant stated that their architect was looking at utilizing noise control for the interior design, thus negating the presumed need for the enhanced setback. It was also noted that the adjacent owners were notified.

There were no public comments.

The Applicants concluded by addressing the required Special Exception and Variance Findings.

Upon motion by Mr. Molchan and seconded by Mr. Krebeck the Board voted 2-0 to approve the variance request for **V-791/V-22-03** as submitted and special exception **SE-823/SE-22-03** with the condition that this approval lasts for 12 months and that the soundproof the building.

Application: SE-823/SE-22-03

Location: 8632 Commerce Drive

Applicant: Dr. Casey Beck & Mr. Eric Beck

Owner: Dog Squared LLC

Request: Special Exception for commercial kennel use.

Dr. Casey Beck and Mr. Eric Beck was present on behalf of application **SE-823/SE-22-03** for a special exception for a commercial kennel to function within an existing warehouse.

There were no public comments.

Mr. Molchan asked the applicants if they were ready to move forward or stop. The applicants motioned to move forward.

Upon motion by Mr. Molchan and seconded by Mr. Krebeck and carried 2-0 to approve the variance request for **V-791/V-22-03** as submitted and special exception **SE-823/SE-22-03** with the condition that this approval lasts for 12 months and the building permit process includes soundproofing the building.

Adjournmnt

At 9:35 AM, upon motion by Mr. Mulchan and seconded by Mr. Krebeck and carried unanimously, Mr. Mulchan adjourned the regularly scheduled meeting.