

**LOWER PAXTON TOWNSHIP
ZONING HEARING BOARD**

Meeting of August 27, 2015

Members Present

David Dowling
Jeff Staub
Sara Jane Cate
Watson Fisher

Also in Attendance

James Turner
Amanda Zerbe

Special Exception 2015-04

Applicant: Sandra Garrison
Address: 403 N. 36th Street
Harrisburg, Pennsylvania 17109
Property: 1080 Collingswood Drive
Harrisburg, Pennsylvania 17109

Section 306.B.1

The applicant is requesting a variance for permitted uses in primarily residential zoning districts. The applicant is requesting to have a pet grooming business in the R-2, Medium Density residential district. This use would be a major home occupation and requires a special exception.

Grounds: Section 306.B1
Fees Paid: July 6, 2015
Property Posted: August 12, 2015
Advertisement: Appeared in The Paxton Herald on August 12, 2015 and August 18, 2015.

The hearing began at 7:37 p.m.

Mr. Dowling noted that Amanda Zerbe, Zoning and Planning Officer for Lower Paxton Township was sworn in during the previous hearing.

Mr. Dowling requested Ms. Zerbe to provide a listing of the Township Ordinances that are at issue with this application.

Ms. Zerbe answered Section 306.B.1, for permitted uses. The applicant is requesting a variance for permitted uses in primarily residential zoning districts. The applicant is requesting to have a pet grooming business in the R-2, Medium Density residential district. This use would be a major home occupation and requires a special exception.

Mr. Turner questioned in respect to Special Exception 15-04, has it been properly advertised and posted. Ms. Zerbe answered that the applicant paid the fee on July 6, 2015, was posted on August 12, 2015, and advertised in The Paxton Herald on August 12, 2015 and August 18, 2015. She noted that a mailing to 17 properties went out.

Mr. Dowling swore in Sandra Garrison, the applicant for the Special Exception. Mr. Dowling asked Ms. Garrison what her current address is. Ms. Garrison answered that it is 403 N. 36th Street, in Susquehanna Township.

Mr. Dowling requested Ms. Garrison to provide testimony to the Board for why her special exception should be granted.

Ms. Garrison noted that she has had businesses before in Lower Paxton Township, on Berkley Street which her daughter now owns. He noted that the property in question is 1080 Collingswood Drive, which her daughter and son-in-law own. She noted that it is licensed for a rental and she would like to move into the property and groom pets out of the single garage. She noted that she is a certified groomer and the Board previously provided a zoning variance for 736 Colonial Road which was called Snippets. She noted that she ran that business by the Colonial Park Pizza and Edible Arrangements for 13 months but the lease was killing here. She noted that it was \$2,300 a month and she was spending everything on utilities so she closed. She noted that she has since been grooming in people's homes, doing pickup and delivery and it is not working out. She noted that it makes more sense to move into Collingswood Drive and groom pets there. She noted that it would just be herself. She explained that the property sites on the corner of Union Deposit Road. She noted across the street is Collingswood Cuts which was zoned for a hair salon. She noted that she needs a special exception to groom out of the garage.

Mr. Dowling questioned if Ms. Garrison had any pictures of the property. Ms. Garrison noted that she has very small pictures from Google. She suggested that Mr. Dowling is looking to see how it fits on Union Deposit Road. Mr. Dowling noted that he would tell Ms. Garrison what he is looking for when he finds it.

Mr. Dowling questioned if the pictures shows the front from Collingswood. Ms. Garrison answered yes. She noted that the whole corner lot is her property, a ranch home. Mr. Dowling noted if he was heading away from the City of Harrisburg... she noted that it would be on the

left. Mr. Dowling questioned if the driveway comes out onto Union Deposit Road or Collingswood. Ms. Garrison answered that it comes onto Collingswood Drive.

Ms. Garrison noted that the customers would pull into the driveway and she would like to install a sliding glass door in place of the garage door where they could drop off their pet for grooming. She noted across the street there is a hair salon and in that business, their clients stay for an hour or hour and a half.

Mr. Dowling questioned if the hair salon is on Collingswood Drive. Ms. Garrison answered yes. She noted that it is at 1061 and she has talked to the owner of that property.

Mr. Dowling questioned when the patrons drop off their pet, park their car, they will pull into your driveway and would then back out of your driveway. He questioned would they back out onto Collingswood Drive or Union Deposit Road. Ms. Garrison answered Collingswood Drive

Mr. Fisher questioned if Ms. Garrison has talked to the neighbor to the north. Ms. Garrison answered that she has three signed documents from the neighbors. Mr. Dowling noted that he would like to see those. He noted that he would give them to the solicitor so he can mark them as exhibits.

Ms. Garrison noted that she spoke to three people last night and visited other neighbors but they were not home.

Mr. Dowling requested Ms. Garrison to read what she has typed into the record and identify the names and address of where they are in relationship to the proposed pet grooming place.

Ms. Garrison quoted, "I have been notified that Sandy Garrison has the intent of grooming pets in the garage of 1080 Collingswood Drive. I do not see any reason why this should affect me as a resident of the neighborhood." She noted that the first person who signed a notice was Sandra Davis, 1040 Collingswood Drive. She stated that she had no problem whatsoever, and that it would be awesome because her neighbor has dogs that need groomed. She noted that the second one was a Keisha Colbert who also had a pet. Mr. Dowling questioned what is that address. Ms. Garrison answered 1051 Collingswood Drive. Ms. Garrison noted that the third one was Ed Rossi who owns the hair salon at 1061 Collingswood Drive across the street. She noted that he offered to help her get her tubs in and her electrical for the pet salon, so he had no problem either.

Ms. Garrison noted that they were the only people home last night. She noted that she didn't ring the doorbell for every single door on that block as some people just won't answer their door.

Mr. Dowling questioned if the Board granted a special exception to Mr. Rossi. Ms. Zerbe answered that she did not know. She provided a list of the 17 properties that were sent notifications of the hearing. She noted that the three are included on the list.

Mr. Dowling questioned if the mailing list is needed as an exhibit or is it just part of the Township's file. Mr. Turner answered that it would be part of the Township's file.

Mr. Turner noted that he will mark the three surveys as Applicant's exhibit No. 1, 2, and 3.

Mr. Dowling questioned Ms. Garrison if she needs to be licensed to groom pets. Ms. Garrison answered that you do not have to be licensed to be a pet groomer in the state of Pennsylvania; however she is certified. Mr. Dowling questioned how long you have been doing this kind of work. Ms. Garrison answered that she had groomed pets for 20 some years but professionally, before she opened Snippets in Colonial Park, she went back to school to get certified, and also be certified in pet CPR and first aid.

Mr. Dowling questioned Ms. Garrison when she was at the location on Colonial Road about how many clients did she have a day. Ms. Garrison answered that was massive as she had three service bays in the back and she was also training other groomers, two at a time and she had three groomers operating. She noted that this is nothing like that. She noted that was total commercial but this is herself grooming. She noted that she was spending everything she was taking in to pay the groomers and utilities and it made no sense.

Ms. Cate questioned how long it takes to groom an animal. Ms. Garrison answered that it depends on what type of animal it is. She noted that a bigger dog may take three hours and a normal little dog takes about an hour or hour and a half.

Ms. Cate questioned if she would have more than one dog at her business at a time. Ms. Garrison answered that she can only do two to three at a time. She noted that she will not crate the dogs. She noted that she had heard complaints about other groomers who keep dogs in crates but she will not do that. She explained that she is talking about 250 square feet in a single garage and at the most, she would probably have three, maybe one coming in, one going out and the one that she is working on.

Ms. Dowling questioned Ms. Zerbe for what the Township has to do in terms of inspections of the business before it opens up. Ms. Zerbe answered that Ms. Garrison will have to get a building permit, zoning permit and a plumbing permit.

Mr. Turner questioned if het dogs would be kept outside at all. Ms. Garrison answered no. She noted that only her own dogs would be outside and there is a fenced in yard for them. She noted that they are not outside dogs, just little guys. She noted that clients drop off their pet, I groom it, and then they pick it up. She noted that there is no boarding or nothing like that.

Ms. Cate questioned, at the corner of your garage where you might be putting the door, there are so many bushes. Ms. Garrison noted that she can take out the bush at the corner and install an entrance door but what she would like to do is to take out the garage door and put in a sliding glass door. She noted that it depends on what the Board says as well. She noted that she would prefer to take down the garage door.

Ms. Cate questioned if she expects to have a sign at that location. Ms. Garrison answered that she did a drawing for a sign, with the regulations for a pole sign that is six foot with a one by one foot sign. She noted that it would say Snippets Pet Salon or Pet Spa. Ms. Cate questioned where you would put it. Ms. Garrison noted that she would like to put it on the corner unless the Board would like it to be posted on the building. She noted that is how the hair salon has their sign on the building. She noted that is up to the Board. She explained, driving down Union Deposit Road in either direction, the sign would be accessible on a six foot pole. She proceeded to show her business card to Ms. Cate, noting that it would be similar to her signage. She noted that it will not be a wash and groom salon, and it would say Snippets in the same colors. She noted that she would add Pet Salon or Pet Spa.

Ms. Staub questioned for the mailing list, was the neighbor to the north, 1070 Collingswood Drive; were they sent a notice. Ms. Zerbe answered yes. Mr. Staub questioned if she received any response. Ms. Zerbe answered not by anyone on the list.

Mr. Dowling questioned what type of supplies do you need for the business and how do they come to the business. Ms. Garrison answered that she will be installing a tub by a plumber which should be easy because on the opposite side of the wall as shown on the drawing, that is where the washer/dryer hook up is now. She noted that she only has to tap into those lines and the drain line. She noted that she will have a grooming table and a desk.

Mr. Dowling noted after all that is installed, on a weekly or monthly basis what type of equipment or supplies do you need. Ms. Garrison answered that she does not get deliveries. She explained that she buys her supplies from a shop in Middletown. She noted that it is called Frank Rowe's.

Mr. Dowling noted if the Board votes to approve the application, does the Township have any position with respect to where the one by one foot sign should go, on a pole or fixed to the building. He noted that the ordinance states that it can be at either location. Ms. Zerbe answered that we have had both for people, some have put it on the house or on a pole. She noted that it does not matter, but the only problem with Ms. Garrison putting it in as a free standing sign, for the corner, Union Deposit Road has such a large right-of-way and it has to be five feet out of the right-of-way. She noted that she would work with Ms. Garrison for the placement of the sign.

Mr. Dowling noted if it was place on the building it would be consistent with the home occupation across the street. Ms. Zerbe answered that was correct.

Mr. Dowling questioned if anyone in the audience wished to say anything. No response was provided

Mr. Staub made a motion to approve Special Exception 15-04, application of Sandra Garrison, with the condition that the business sign be place on the house. Ms. Cate seconded the motion.

Mr. Dowling requested Mr. Turner to conduct a roll call vote: Mr. Fisher, aye; Mr. Staub, aye; Mrs. Cate, aye; and Mr. Dowling, aye. Mr. Dowling noted that the application was approved.

The hearing ended at 7:57 p.m.

Respectfully submitted,



Maureen Heberle
Recording Secretary