

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
July 22, 2024

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone (absent)
Sue Bower
John Wilcox
Laura Auger
John Knouse

The Zoning Hearing Board public hearing was convened @ 7:30pm

Meeting Minutes:

Upon motion by Tim Rimmer, seconded by John Knouse, the Zoning Hearing Board unanimously agreed to approve meeting minutes with corrections from June 22, 2024.

New Business -None

Old Business

Case File 2024-06

The hearing was convened to continue to discuss the property located at 607 West Park Avenue in Perkasie Borough, PA. The Appellant's plan is to establish a kennel business within the existing 9,246 square foot building. The Appellant requests a variance from the following section of the Zoning Ordinance: §186-18E(8)(b). The relief is from the regulation that requires all buildings housing animals, and all runs to be located at least 100 feet from all lot lines.

Party Status Requests granted:

Rosiann and Patrick Macally / 601 W Park Ave.
Stephen Orzel / 344 S 6th St.
Jill Maurer / 516 W Park Ave
Sherly Lapp / 516 W Park Ave
Brenda Haslego / 602 W Park Ave
Robin Shilling / 507 S 9th ST
James and Michaela Smith / 317 S 7th St
Eric Detweiler / 608 W Park Ave.
John Speziale / 511 Park Ave.
Heather Krout / 610 W Park Ave.

Presentation: Mr. Martin Gerhart, presented the application with Co-owner Mr. Dimetri Elentukh. Mr. Elentukh testified that he would serve as the dog trainer and oversee the day-to-day operations of the proposed kennel. He explained his lifelong experience working with dogs and familiarity with Pennsylvania regulations governing dog care. He described the building's features, including a high-quality ventilation system previously used for laboratory purposes, and noted that specialized waste containers would be located indoors to control odors, with removal handled by outside contractors. Mr. Elentukh emphasized the soundproofing measures within the building, such as interior room divisions designed to mitigate noise. He further testified that the kennel's cage designs would prevent dogs from seeing one another or the outside environment, reducing behavioral issues and barking. According to Mr. Elentukh, the facility could theoretically hold up to 80 dogs based on its square footage; however, the current plan includes only 57 cages of various sizes to accommodate different breeds. He also assured the Board that any complaints regarding noise or odor would be promptly addressed.

During questioning by Ms. Roseann McKelly, Mr. Elentukh confirmed that no dog breeding or sales would occur at the facility. However, he could not guarantee whether dogs could be heard at the property line. Ms. McKelly raised additional concerns about waste storage, regulatory compliance, and noise mitigation.


Logan Dry, an engineer, provided further testimony on the building's construction. He described the eight-inch cement block walls and glass block windows, which he stated were effective at controlling sound. Mr. Dry explained that the HVAC system operates at 110-130 decibels, while a dog's bark averages 90 decibels. Although not an acoustics expert, he suggested that additional sound panels could be installed to further mitigate noise. In response to questioning by Mr. Patrick McKelly, Mr. Dry acknowledged that his expertise was based on the International Building Code rather than specialized knowledge of acoustics.

Gary Funk, a realtor with Penn's Grant Realty, testified that the property had been challenging to market due to its limited parking and lack of a proper loading dock. He expressed support for the proposed kennel, stating that it would be a beneficial use for the borough given the property's existing features.

Several members of the public spoke in opposition to the application. Ms. Michaela Smith and Ms. Roseann McKelly expressed concerns about noise, odor, and the facility's impact on the neighborhood. Ms. McKelly argued that the application failed to meet zoning requirements, particularly regarding the 100-foot setback, and that the proposed 24-hour operation was incompatible with the character of the area. Mr. Patrick McKelly, Ms. Jill Maurer, Ms. Brenda Haslego, Mr. Eric Detweiler, and Mr. John Speziale echoed these objections, citing potential impacts on parking, noise levels, and the health and welfare of nearby residents. Mr. Speziale questioned the adequacy of the soundproofing measures. Ms. Heather Krout raised concerns about the effect of noise on her mother's health, while Ms. Robin Schilling highlighted the high foot traffic in the area and reiterated the importance of the 100-foot setback to protect the neighborhood from odors and noise.

The Board reviewed the testimony and exhibits provided and unanimously denied applicant's request for a variance from Section 186 - 8.E(8) requiring all buildings in which animals are housed and all runs shall be located at least 100 feet from all lot lines.

Adjournment: With no further business, the meeting was adjourned at 10:15 P.M.



Timothy Rimmer, Secretary