



**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

July 19, 2023

6:30 p.m.

**Conditional Use
Moving Forward Realty
Animal Kennel**

PUBLIC HEARING – CONDITIONAL USE FOR AN ANIMAL KENNEL:

1. Call to Order

2. Public Hearing Re:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ARE HOLDING A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE APPROVAL TO CONSTRUCT A DOG KENNEL FILED BY THE APPLICANT, MOVING FORWARD REALTY FOR THE PROPERTY LOCATED AT MIDDLE ROAD EXTENSION, GIBSONIA, PA (BLOCK AND LOT NO. 1508-R-85.

THE SUBJECT PROPERTY IS LOCATED IN THE SU-SPECIAL USE ZONING DISTRICT OF THE TOWNSHIP.

RESIDENTS AND TAXPAYERS OF THE TOWNSHIP OF WEST DEER IN ATTENDANCE WILL BE PERMITTED TO COMMENT ON THE APPLICATION.

3. Motion to Close the Hearing



**West Deer Township Planning Commission
Recommendation Report for April 27, 2023**

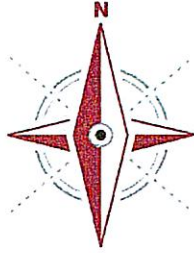
Project Name: MOVING FORWARD REALTY – DOG KENNEL – CONDITIONAL USE

Property Location: West Deer Twp. – Allegheny County: Middle Rd. Extension
Gibsonia, PA 15044
Parcel # 1508-R-85

Zoned: SU: Special Use

1. First motion by Mr. Hollibaugh and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous of the Moving Forward Realty - Dog Kennel: Conditional Use with the following conditions:

1. Satisfactorily address all items in Mr. Shoup's comments letter dated 4.26.2023.
2. Indicate building size in sketch.
3. Indicate number of parking spaces required.
4. Indicate developed vs. undeveloped areas on the site plan.
5. Provide a written response to each item required for Conditional Use.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

April 26, 2023

Mr. Joseph Shook
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Moving Forward Realty Animal Kennel
Conditional Use Application (application dated March 24, 2023)

Dear Mr. Shook,

I have reviewed the above-referenced conditional use application for an animal kennel located in the SU Zoning District and the following items should be considered:

1. The applicant should identify how each of the conditional standards for an animal kennel (copy enclosed) have or will be satisfied.
2. Information submitted by the applicant indicated that they would be "updating the plans to one building". Additional information regarding the plans will need to be provided.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Don Murphy, Moving Forward Realty, via email dtmjr07@yahoo.com

Conditional Use Application for 1508-R-00085

Don and Emily Murphy currently own and operate Unleashed Doggie Daycare in leased commercial space at 6 McIntyre Rd in West Deer Township. We offer dog boarding, daycare, grooming, and training. We have purchased 5 acres on Middle Rd Ext, through Moving Forward Realty LLC, that we would like to move our dog kennel to in two phases. The first phase would be to clear and grade one acre adjacent to Middle Rd Ext. We would build a 1,800 sq ft pavilion with a fenced in area to be used for dog training. We would run electric at this time for security and safety lighting. Phase one to begin once approved.

Phase two would be to build an 8,000 sq ft building next to the pavilion and fenced in area, which would be further from Middle Rd Ext. At this time we would run the water, sewer, and gas. The dog boarding, daycare, grooming, and training would move from 6 McIntyre Rd to Middle Rd Ext once complete. Phase two to begin 2026.

Response to Mr Shoup's comment letter dated 4.26.2023

- a.) According to Allegheny County Website the lot behind, 1508-L-10, is 11.2684 acres of commercial property. The property in front is commercial. 1508-R-00085 goes from Middle Rd Ext to Oak Rd on the other two sides. There is no residential property adjacent
- b.) 1508-R-00085 is 5.2193 acres according to the Allegheny County website
- c.) Outdoor fencing will be screened by a hedge or built from 100% opaque fence on sides visible from public right of way. Will not be visible from an existing residential lot
- d.) The adjacent properties are not developed as residential lots, sound proofing should not be necessary
- e.) For phase one a license from the Commonwealth of Pennsylvania should not be required. A kennel license will be required in Phase two once the operations requiring dog owners to leave there dogs in our care is moved to the new location.
- f.) Dogs are not loose in any area except completely fenced in
- g.) Scheduled inspections by zoning officer will not be a problem, the Dept of Agriculture inspects twice a year unannounced. We have passed every inspection at our current location.

Proposed building sizes would be 30 by 60 pavilion in phase one with 10 parking spaces and an 80 by 100 building in phase two.

Developed

LOT 103

out door Runs

30x60 paved

plan for

MIDDLE ROAD EXTENSION
ALLEYWAY COUNTY MAINTAINED

PROPOSED BUILDING
50' X 10'
5,000 S.F.

10 parking

PROPOSED BUILDING
50' X 200'
10,000 S.F.

out door Runs

PROPOSED BUILDING
50' X 200'
10,350 S.F.

OAK ROAD

S.R. 1022

CROSS ROADS PLAN OF LOTS
P.B.V. 263, P.G. 195

LOT 101

SEWER LINES CONTINUE ON SHEET 3

GENERAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
1	12/22/05	REVISED PER OWNER LETTERS	DM
2	12/27/05	REVISED PER OWNER LETTERS	DM

REVISIONS

DEVELOPMENT PLANS
OBISOMIA ROAD AT OAK ROAD
WEST DEER TWP., ALLEGHENY CO., PA.
DATE: APRIL 2004
SCALE: 1" = 30'

FOR: DAVID TURNER
SHEET: 2 OF 15
JOB NO.: 79-056 / WO-96

nhe
NORTH HILLS ENGINEERING COMPANY
ENGINEERS AND SURVEYORS
BARTLETT, PA. 15007



WEST DEER TOWNSHIP

109 East Union Road, Cheswick, PA 15024

Phone: (724) 265-3680

Fax: (724) 265-2228

CONDITIONAL USE APPLICATION

(To be submitted to the Department of Code Enforcement and Zoning)

CASE # CUP: _____

FEE: _____

Applicant is (check one) ☒ Property Owner
☐ Attorney for Property Owner
☐ Property Owner's Agent

Property Owner (if not the applicant): Check here if additional property owners and attach additional sheets.

Don Murphy
Name (please print)

Name (please print)

owner
Title

Title

Moving forward Realty
Corporate Entity Name

Corporate Entity Name

PO Box 455
Mailing Address

Mailing Address

Gleneshaw Pa 15116
City, State, Zip Code

City, State, Zip Code

724 766 4290
Telephone

Telephone

dtmjr87@yahoo.com
Email

Email

Requested Conditional Use:
DOG Kennel

Present Zoning District Classification: _____

Property Street Address: Middle Rd Ext.

Parcel Lot and Block No.: 1508-R-00085

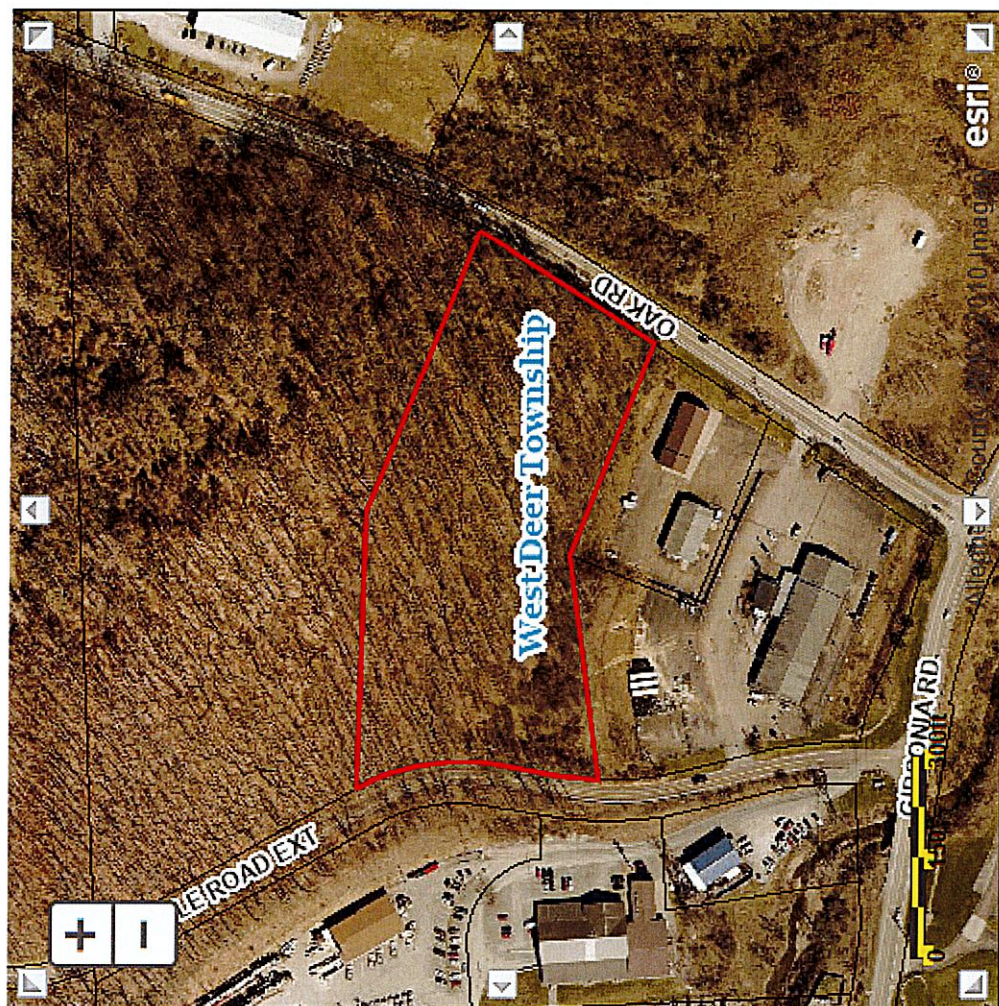
Size of the Property: 5.2193

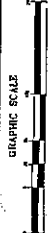
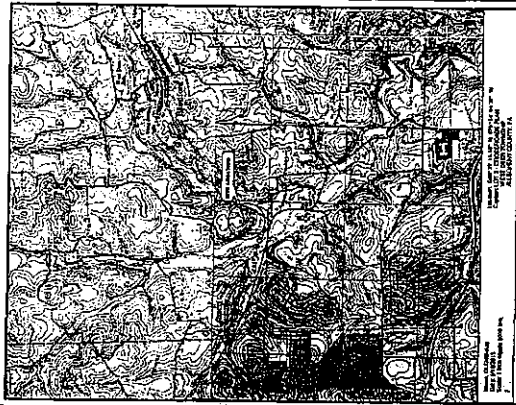
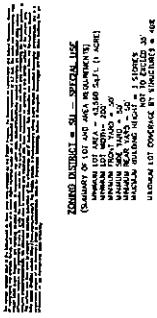
Has there been a previous Conditional Use Application submitted for this property: _____ Yes X No
If yes, give date when previous Conditional Use was submitted and the results (granted or denied):

I, Don Murphy, hereby depose and say that all of the statements contained in the application and supporting materials submitted is true to the best of my knowledge and belief.

[Signature]
Applicant's Signature

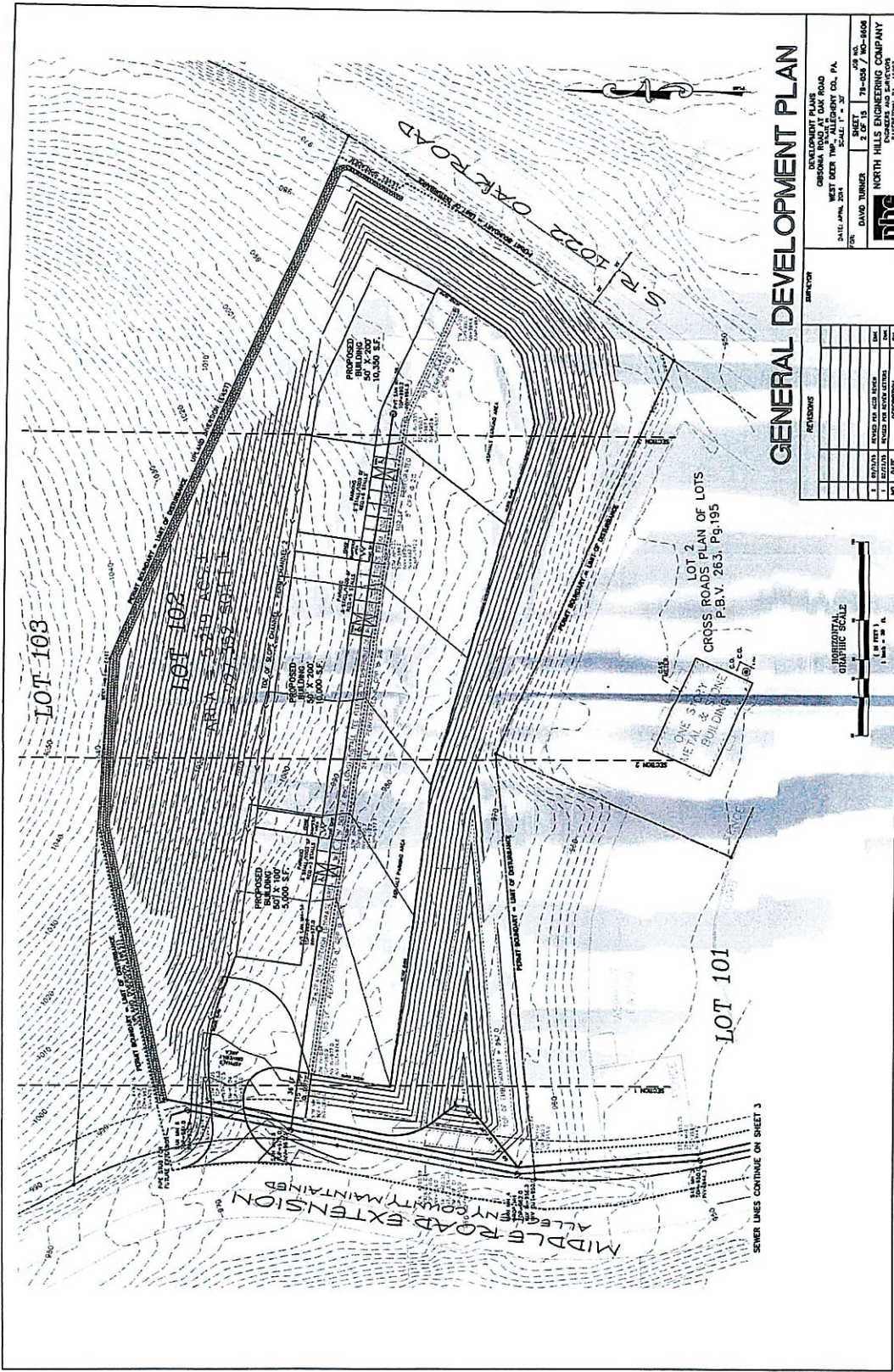
3/24/23
Date





STORMWATER MANAGEMENT WATERSHED PLAN

[illegible]

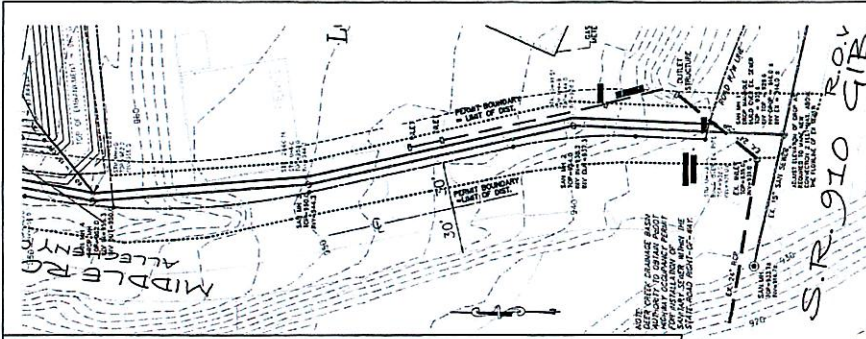


GENERAL DEVELOPMENT PLAN

DEVELOPMENT PLAN OBSERVATION ROAD AT OAK ROAD WEST DEER TWP., ALLEGANY CO., PA. DATE: APRIL, 2011 SCALE: 1" = 20'		SHEET 3 OF 3 71-008 / 10-1008	
FOR: DAVID TURNER		NORTH HILLS ENGINEERING COMPANY ENGINEERS AND SURVEYORS BACHTHEIM, PA. 15007	
PROJECT NO.		DATE	
REVISIONS		BY	
1. REVISION		DATE	
2. REVISION		DATE	
3. REVISION		DESCRIPTION	BY
4. REVISION			

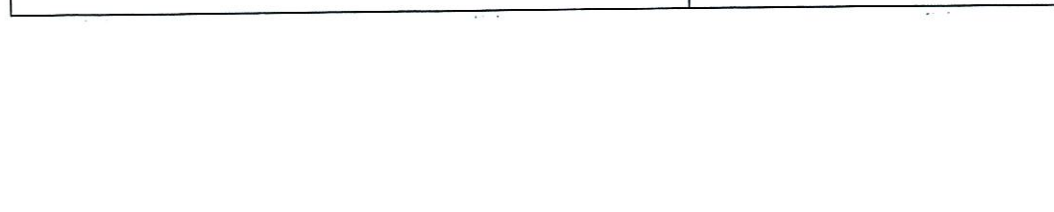
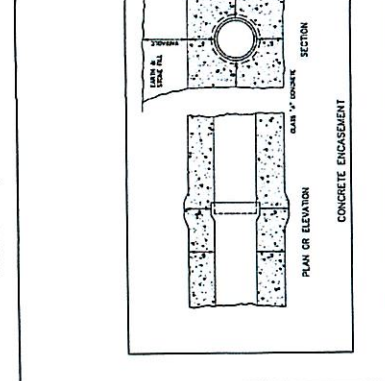
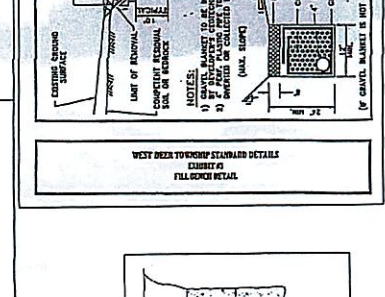
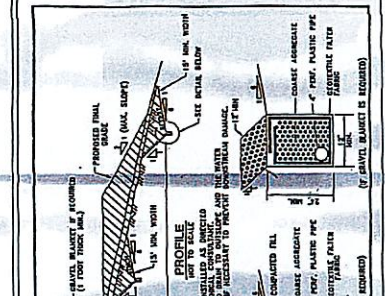
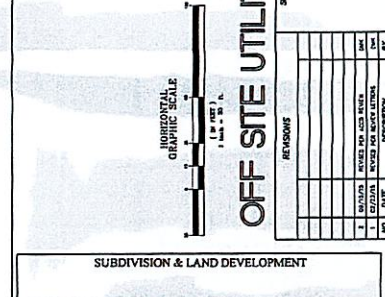
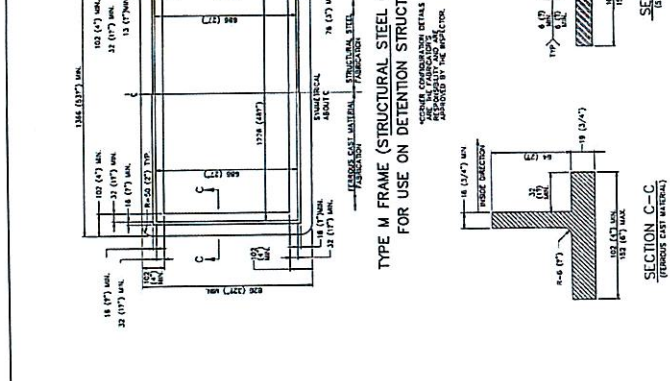
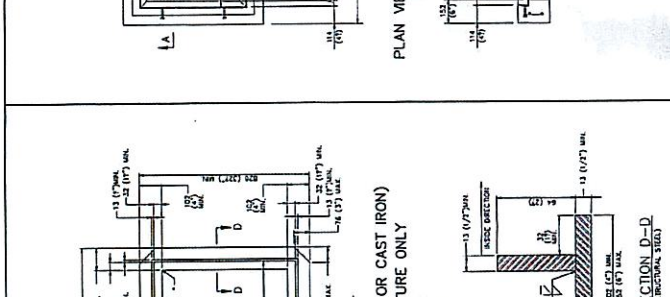
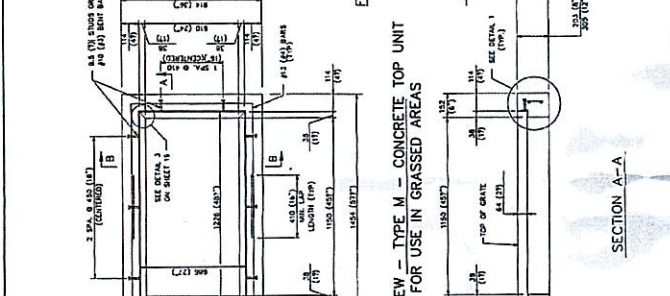
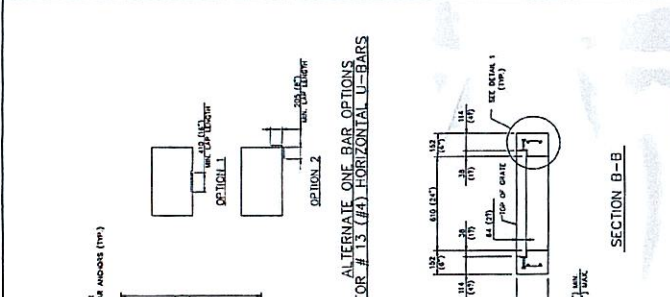


SHEET LINES CONTINUE ON SHEET 3



OFF SITE UTILITY EXTENSION PLAN

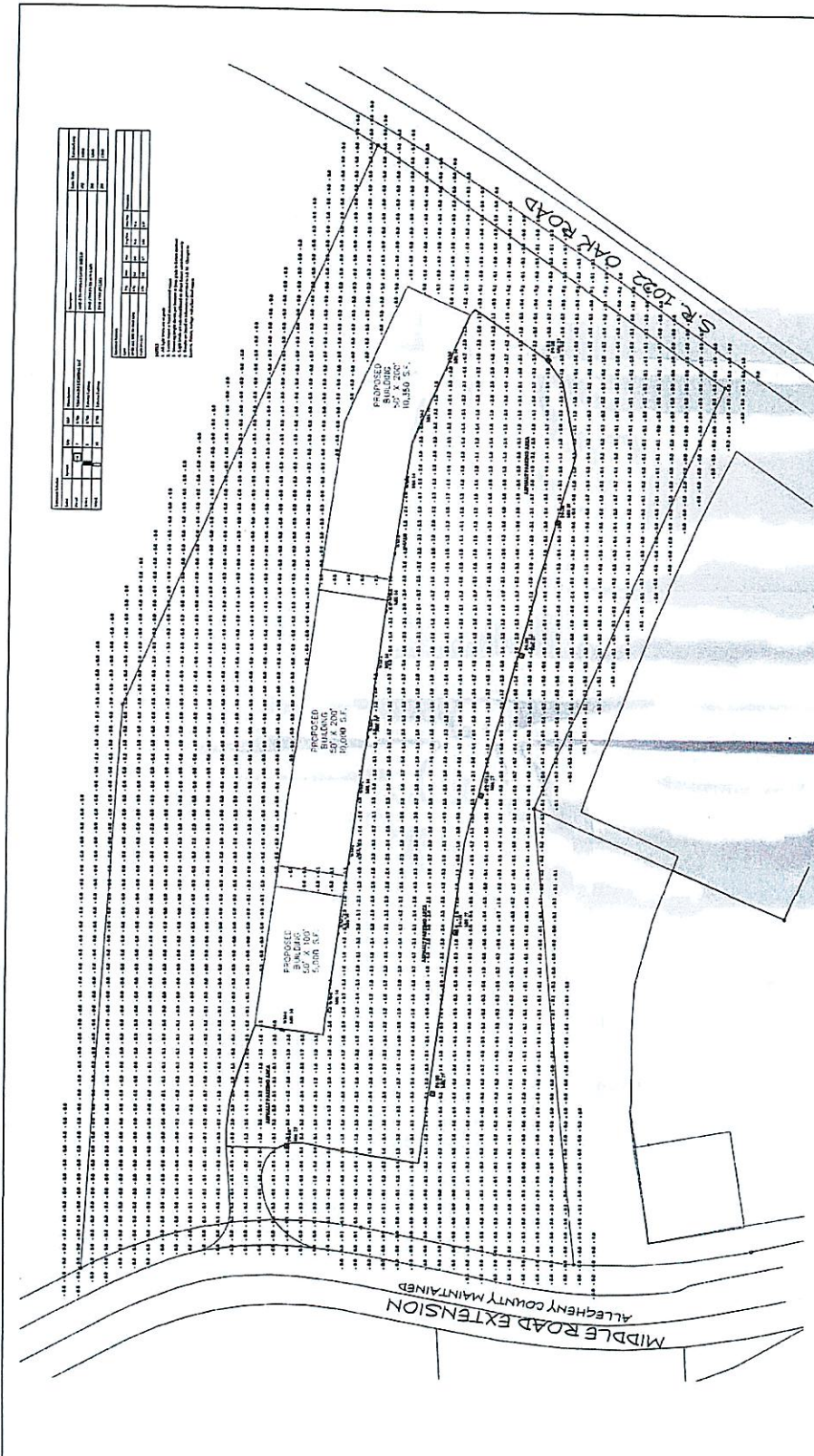
DEVELOPMENT PLANS
 GEORGIA ROAD AT OAK ROAD
 WEST KEET TWP., ALLEGANY CO., PA.
 DATE: APR. 2011
 DRAWN BY: DAVID TURNER
 CHECKED BY: [Signature]
 PROJECT NO.: 79-004 / WO-8608
 NORTH HILLS ENGINEERING COMPANY
 ENGINEERS AND SURVEYORS
 HUNTSVILLE, PA. 15884



NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

1. All elevations are in feet above sea level.
 2. All elevations are rounded to the nearest 0.1 foot.
 3. All elevations are based on the datum of Mean Sea Level.



LIGHTING & PHOTOMETRIC PLAN

DEVELOPMENT PLANS	
OAK ROAD AT	
WEST MAIN STREET, ALLEGANY COUNTY, PA	
DATE: APRIL 2017	SCALE: 1" = 20' (VERT)
SHEET 7 OF 15	
FOR: DAVID TURNER	79-008 / NO-8008
NORTH HILLS ENGINEERING COMPANY	
1000 W. MAIN STREET, SUITE 100	
HARRISBURG, PA 17101	



NO.	DATE	DESCRIPTION
1	2/27/15	REVISED FOR FINAL REVIEW

LOT 103

LOT 102

LOT 101

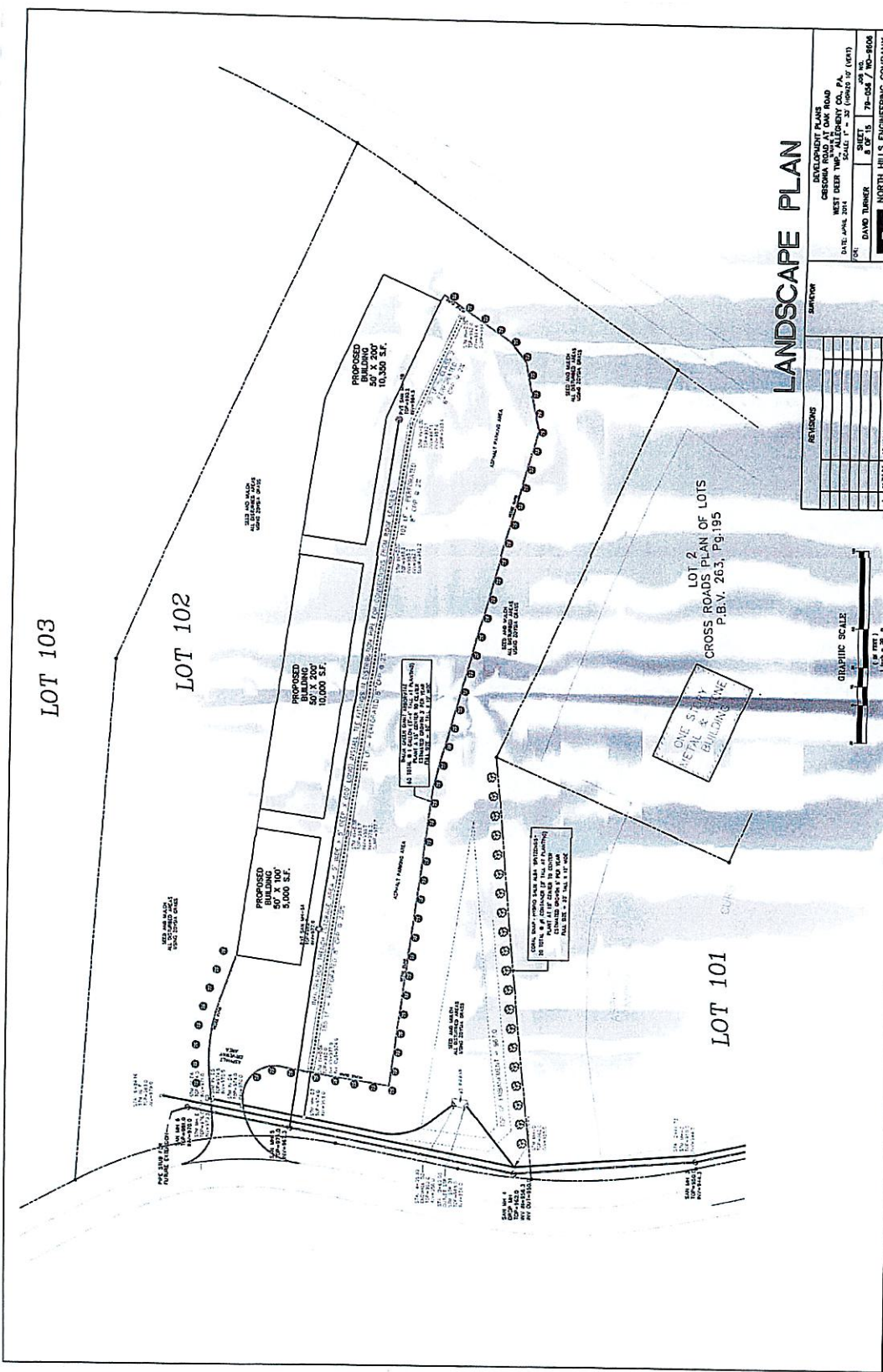
LANDSCAPE PLAN

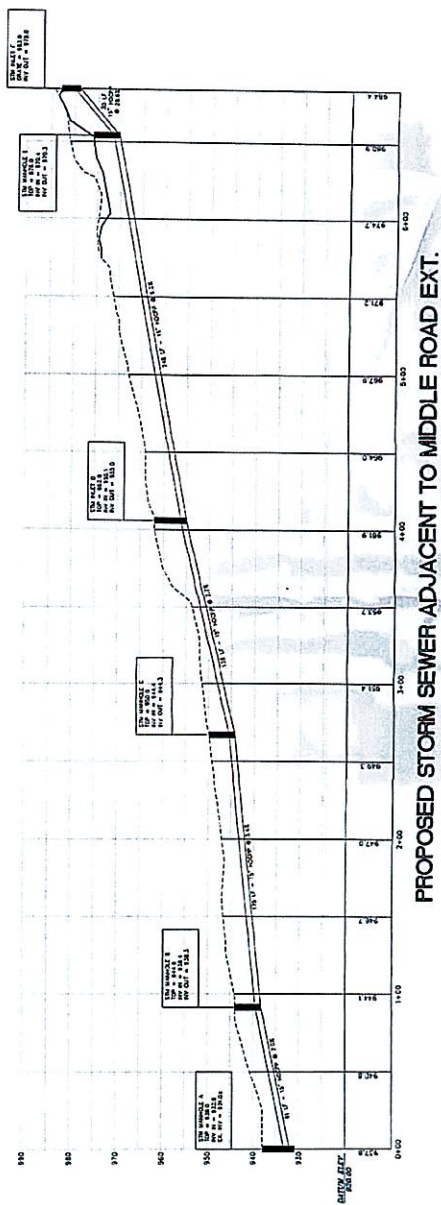
DEVELOPMENT PLANS	
DESIGNER: NORTH HILLS ENGINEERING COMPANY, P.A.	
DATE: APRIL 2014	
SCALE: 1" = 40' (VERTICAL)	
SHEET: 8 OF 15	
PROJECT: 79-058 / NO-8806	
DRAWN BY: DAVID TURNER	
CHECKED BY: [blank]	
NORTH HILLS ENGINEERING COMPANY	
10000 W. 10TH STREET, SUITE 100	
MINNEAPOLIS, MN 55425	
TEL: 612.338.1100	
FAX: 612.338.1101	
WWW.NHENGINEERING.COM	



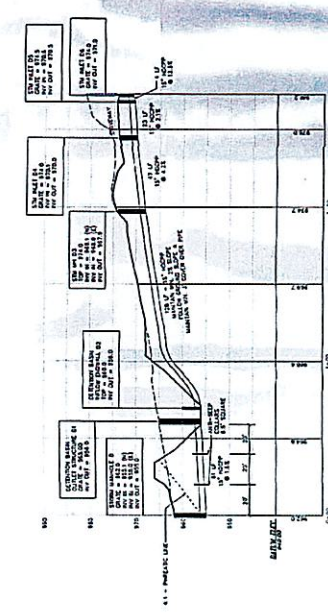
LOT 2 CROSS ROADS PLAN OF LOIS
P.B.V. 263, Pg.195

ONE STORY
METAL &
BUILDING

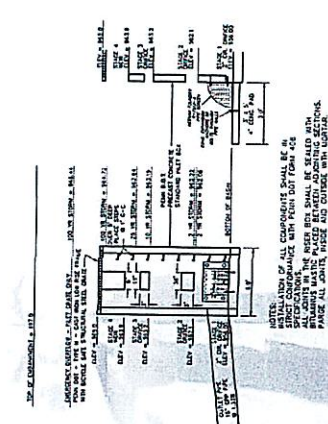




PROPOSED STORM SEWER ADJACENT TO MIDDLE ROAD EXT.



PROPOSED STORM SEWER CONNECTING THROUGH BASIN
RUNNING ADJACENT TO MIDDLE ROAD EXT.



DETENTION BASIN - OUTLET STRUCTURE

SEWER PROFILES

REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	07/20/04	NOTED FOR ADD. DATA	DR
2	07/20/04	NOTED FOR ADD. DATA	DR
3	07/20/04	NOTED FOR ADD. DATA	DR
4	07/20/04	NOTED FOR ADD. DATA	DR
5	07/20/04	NOTED FOR ADD. DATA	DR

DEVELOPMENT PLANS
 100' WIDE ROAD
 WEST DEER TWP. ALLEGANY CO. PA.
 DATE: APR. 2004
 SCALE: 1" = 30' (HORIZ) 1" = 10' (VERT)
 SHEET 4 OF 15
 79-006 / 80-000
 NORTH HILLS ENGINEERING COMPANY
 STATESTOWN, PA. 15697

