

Town of Tyrone
Planning Commission Minutes
September 25, 2014

Present: David Nebergall, Vice Chairman
Jeff Duncan, Commissioner
Wil James, Commissioner
Judy Jefferson, Commissioner
Kyle Hood, Town Manager
Patrick Stough, Town Attorney
Dina Rimi, Zoning and Development Coordinator

Absent: Gordon Shenkle- Chairman

Call to Order:

David Nebergall, Vice Chairman called the meeting to order at 7:00 p.m.

Approval of Agenda

Commissioner James made a motion to approve the agenda. Commissioner Jefferson seconded the motion; approved 3-0

Approval of Minutes- August 28, 2014

Commissioner Jefferson made a motion to approve the minutes. Commissioner James seconded the motion; approved 3-0.

Public Hearings

1. **Consideration of Text Amendment (TA 2014-09) to the Tyrone Zoning Ordinance Article V Downtown Commercial § 5-14 (B) Conditional Uses to add Indoor Pet Boarding as a conditional use.**

Ms. Rimi explained that Mr. LaSante owner of Beau Tye's Pet Spa, has applied for a text amendment to allow indoor pet boarding or kennels in a Downtown Commercial zoning district. Ms. Rimi informed the Planning Commission that she has included the requirements form Fayette County and the City of Suwanee in their packets. The staff has requested that the Planning Commission discusses the information and makes a recommendation to the Mayor and Council.

Mr. LaSante would like to see this Text Amendment approved so he could expand his present business from just dog grooming to also include dog boarding. Mr. LaSante explained to the Planning Commission that he has been in the area doing dog grooming for the past 10 years. He explained what the normal idea of dog boarding is outside with runs and barking he would be doing an indoor establishment. At first the company will have a soft opening and then if everything goes well they will want to expand the existing building.

Kathy Poth, part owner in Beau Tyes gave the Planning Commission an overview of what the company is planning. Currently, she explained, they are caring for an average of 70 dogs a week for 50 weeks a year that equals out to 3500 dogs and clients that they are providing a service for. Customers have been inquiring to see if it is possible for the establishment to be able to keep the animals overnight. Over the years these requests have become more and more from the clients that they look at as family. The suites that they are planning to provide the animals with will be larger than required by the state; the suites will have a play area eating area and a sleeping area. She also explained that the establishment takes safety into consideration by making sure all of the pets have their vaccinations up to date prior to the staff caring for them and this will continue on within the boarding establishment.

Vice Chairman David Nebergall opened up the Public Hearing to anyone in favor

Karen Hammond, 515 Millbrook Village Dr. stated that her dog has been cared for by Beau Tyes for the last ten (10) years; she is excited to go there and will give everyone kisses when she arrives. The love and care that they give her dog has made her feel like they are part of her family. The staff takes the care of the animals to heart they caught a bladder infection for her that could have killed her dog and she feels that they take care of her baby the way she would. She also stated that Tyrone needs an establishment like this with people like this running it.

Margaret T. Garcia 180 Drumcliff Court, requested that the Planning Commission recommends approval to the Mayor and Council. She explained that she has also been a customer of this establishment for ten (10) years and feels that this is a type of business that takes pride in their work and abides by the laws. The care that they give her dog is the same as a parent would and if Beau Tyes is approved she feels it can put Tyrone on the map.

Teresa Key 120 Rossess Point, stated that she has been a resident for 23 years and a customer for ten (10) years and agrees whole heartily with the previous speakers. She feels that this is something that the town needs so their citizens can travel while still knowing that their animals are being cared for the way they would care for them.

Jo Ramm 130 Vista Lane, stated that she is a long term resident and a ten (10) year customer. She stated that the town needs an establishment like this to board her dog. There people here love, care and keep her dog safe and to be able to travel knowing that they are cared for is a comfort to her.

Vice Chairman David Nebergall closed the Public Hearing to anyone in favor

Vice Chairman David Nebergall opened the Public Hearing to anyone in opposition

None

Vice Chairman David Nebergall closed the Public Hearing to anyone in opposition

Vice Chairman David Nebergall opened the floor to commission comments.

Commissioner James made a motion to recommend approval to the Mayor and Council
Commissioner Jefferson seconded the motion; approved 3-0.

2. Consideration of Text Amendment (TA 2014 010) to the Tyrone Zoning Ordinance
Article VII Conditional Uses to consider conditions for an Indoor Pet Boarding Facility.

Ms. Rimi explained that this is a continuation from the previous item, the staff has researched conditions that apply to this type of use in Fayette County and the City of Suwanee and she also included the State requirements. Staff recommends that some conditions that the Planning Commission may want to consider are fencing height, an outdoor area and if they want this type of establishment to be a stand-alone building.

Mr. LaSante explained that the establishment currently has a 6 foot chain link fence enclosing the outside dog area. He also explained that he currently complies with all state regulations for his business. Mr. LaSante explained that by adding this type of business it can bring in more shoppers to the town which can bring in more revenue for the town.

Vice Chairman David Nebergall opened up the Public Hearing to anyone in favor.

None

Vice Chairman David Nebergall closed the Public Hearing to anyone in favor.

Vice Chairman David Nebergall opened up the Public Hearing to anyone in opposition

None

Vice Chairman David Nebergall closed the Public Hearing to anyone in opposition.

Vice Chairman David Nebergall opened the floor to commission comments.

Commissioner Duncan asked Mr. LaSante what his plan would be to limit the noise that nearby homes and businesses will be subjected to.

Mr. LaSante stated that there will only be one dog in the outside area at a time to limit the noise and to ensure the safety of the animals and caretakers. In the building there will be foam insulation to reduce the decibels of sound that is carried outside the building to neighboring properties.

Commissioner James asked him to elaborate on what he considers a soft opening.

Mr. LaSante explained that the soft opening will be only about 4-6 dogs at a time.

Commissioner James asked how many do you plan to care for when you expand the building.

Mr. LaSante explained that the sees the most amount of dogs being cared for would be about twelve (12).

Commissioner James inquired as to the size of the kennels.

Mr. LaSante explained that the plans for small dogs would be 4 feet x 6 feet, while larger dogs would have a larger pen and family of dogs would have a larger pen so they can board together.

Commissioner Jefferson asked what the plans were for exercise time.

Mr. LaSante stated that they are planning for six times a day at fifteen (15) minute intervals.

Kyle Hood asked what the state regulations were for caretaker to animal ratio.

Mr. LaSante stated that they are 1 person to twenty (20) dogs. They will have three people at least on staff and will only have approximately 12 dogs.

The Planning Commission discussed possible conditions to be placed on this type of business.

Commission James made a motion to recommend approval of this item to the Mayor and Council with the following conditions;

1. All outdoor areas accessible to animals while off-leash shall be enclosed by a fence of at least six (6) feet in height which is secured at the bottom to prevent an animal from digging out of the enclosed area.
2. No breeding of animals shall occur at the facility.
3. Adequate sound-proofing and odor-proofing shall be provided so that the use does not create a nuisance.
4. The facility shall be located at least 100 feet from any property zoned or used for residential purposes.

5. The facility shall obtain all necessary state licenses and shall be in compliance with all applicable state regulations.

Commissioner Duncan seconded the motion; approved 3-0.

Staff Comments

Ms. Rimi recommended that the October 9, 2014 meeting be cancelled due to lack of agenda items.

Commissioner Comments

Commissioner Jefferson wanted to thank the Public Works department for how wonderful Shamrock Park and the other parks in town are looking. She complimented the head of the public works department for having wonderful skills in leadership and it really shows.

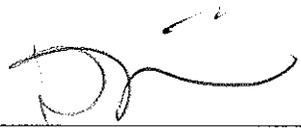
Adjournment

Commissioner Duncan made a motion to adjourn; approved 3-0.



Gordon Shenle- Chairman

Attest:



Dina Rimi- Zoning and Development Coordinator