

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
JUNE 6, 2016 7:00 p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE MAY 2, 2016 MEETING**

**BRIEFING ITEM:**

**The Windsor by Canine Country Club Final Plan**

**346 South Erisman Road**

**Diehm and Sons, consultant**

The applicants propose to construct a 21,175 square foot footprint kennel facility, along with parking and access drives, on a 10-acre tract. The dwelling and kennel currently located on the property would be razed, and an existing canine pool would remain. The kennel would provide pet rooming, daycare, and grooming for a capacity of 276 animals. The applicants received approval from the Zoning Hearing Board on 11/10/15 for a special exception for the operation of a boarding kennel. They were also granted several variances relating to setbacks, parking spaces, and landscaping. The facility would be served by on-lot sewer and water. Stormwater is proposed to be managed by a bio-retention basin under the proposed building/parking lot areas. The property is located in the Agricultural Zoning District.