



Montgomery Township Zoning Hearing Board

Meeting Date: November 2, 2022 – 6:30 pm

The agenda for the scheduled hearing is as follows:

- 1. Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive – Continuation from September 7, 2022 hearing. – CLOSING ARGUMENTS** - The applicant owns and operates the Golf Course located within the Pinecrest Golf Club Residential Community. The applicant received a notice of violation with regards to storm water management and the failure to maintain and make repairs to retention basins/ponds #3, #4, and #5 within the golf course property. Klein Realty has filed an application to the Zoning Hearing Board Appealing the Determination of the Zoning Officer. The applicant appeals any and all alleged violations of the recorded Subdivision Plan and/or Chapter 206-33 as set forth in the notice dated February 16, 2022.
- 2. Application #22100001 – Tail Spinz, LLC / 411 Doylestown Road** – The applicant, Tail Spinz, LLC, has entered into a lease agreement for a 3,000 square foot space within the shopping center located at 411 Doylestown Road. The property sits within the S-Shopping Center District. The applicant proposes to operate a dog daycare; a short-term daytime care for dogs where owners drop-off their dogs for socialization, play and exercise with other dogs under staff supervision. No overnight boarding is proposed at this time. Grooming services will be provided for daycare clients only and a small retail area within the space is proposed as well. Table 230-A Permitted Uses allows a “pet store without commercial kennel” within the Shopping Center District. Applicant requests an interpretation from the ZHB that the proposed use is a permitted “pet store” or in the alternative, a variance to allow the proposed dog daycare use. Applicant seeks relief from the provisions of Section 230-86A referring to Table 230-A, Table of Permitted Uses, of the Code of Montgomery Township.
- 3. Application #22100002 – Higher Rock Partners, LP / 1004 Bethlehem Pike** – The applicant, Higher Rock Partners, LP is the owner of the property located at 1004 Bethlehem Pike. The property sits within the LI – Limited Industrial District developed under the HLI Overlay (Highway Limited Industrial) regulations. The applicant desires to construct a mixed use building consisting of three stories and approximately 18,521 square feet in size. The proposed occupants and uses include retail, restaurant with roof deck/outdoor dining, and offices. The applicant requests a variance from the provisions of Section 230-134(C) of the Code of Montgomery Township to provide 80 parking spaces where a minimum of 118 spaces is required.