

BOARD OF SUPERVISORS MEETING OF REZONING HEARING July 2, 2012

Pledge of Allegiance

Present at the meeting were:

Board of Supervisors
Robert Porterfield, Chairman
Jay Reynolds, Vice-Chairman
Harry Lehman, Supervisor

Others present: Connie Kauffman, Secretary; Mark

Deimler, Zoning Officer; Matt Crème, Solicitor
George Desmond, Petitioner and Landowner
Attorney Jill Nagy, representing Mr. Desmond
Nate Pipitone, Wellington Development Group
Chris Venarchick, RGS Associates
Lisa L. Miller, Stenographer
Sign In Sheet Attached

ANNOUNCEMENTS:

This special meeting has been advertised and posted in accordance with the requirements of the Sunshine Act and the Second Class Township Code. The property has been posted in accordance with Section 609(b)(1) of the Pennsylvania Municipal Planning Code.

Supervisor Reynolds made a motion that we recess the public meeting and convene the hearing on the Desmond property. Supervisor Lehman seconded the motion. All voted in favor, none opposed.

The Hearing convened at 6:01 p.m.

PUBLIC HEARING ON THE PETITION TO REZONE THE PROPERTY AT THE INTERSECTION OF MILLWOOD ROAD AND SHULTZ ROAD

Solicitor Matt Crème stated the purpose of this Legislative Hearing was for the Board to take public comment on whether it is a good idea or not to adopt this Ordinance to Rezone.

Mark Deimler, Zoning Officer testified that he received a petition in this matter to rezone this piece of property and he posted the property in compliance with the Municipalities Planning Code. Mr. Deimler confirmed that he referred this petition to Lancaster County Planning Commission and Pequea Township Planning Commission and said the Pequea Township Planning Commission voted to recommend the rezoning of the parcel. Mr. Deimler agreed to make the confirmed Pequea Township Planning Commission June minutes a part of the official file of the Township for this rezoning request.

Attorney Jill Nagy provided general information on the rezoning request and why it is an appropriate use for and good planning for the Township to change the zoning on this tract from Agricultural to Residential (R-2). Chris Venarchick provided specific information in support of the petition for the Desmond property and stated that it is approximately 38 acres in total, about 7 acres being in West Lampeter Township and roughly 31 acres within Pequea Township. Mr. Venarchick explained what he looked at from a planning perspective: the history of the property was residential, it fits in with the surrounding areas, there is access to existing infrastructure, the property is close to local services, and it is consistent with Lancaster County's "smart growth" initiative. Mr. Venarchick agreed that in his professional opinion, this petition would be good planning for Pequea Township.

MEMBERS OF THE BOARD COMMENTS:

Supervisor Lehman said the petition is well within our neighborhood design option.

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PUBLIC COMMENTS:

Robert Reidenbach, Pequea Township Planning Commission Chairman, said they gave approval provided that an equal number of acres is taken away that is currently R-2 development. Mr. Reidenbach referred to "fair share" and expressed concern that all the pending R-2 developments will increase our population by twenty (20) percent.

Supervisor Lehman cited examples of three properties taken out of R-2, placed into Ag, and not replaced in R-2. Supervisor Lehman read comments from the Lancaster County Planning Commission.

Margaret Kepner asked how it will affect Brenneman Road if we add this development.

Mr. Venarchick said a traffic report will be prepared for the Township to review.

Nathan Pipitone testified that a formal PennDOT traffic study will be conducted later.

Mr. Reidenbach asked if there would be a way to estimate the amount of traffic.

Mr. Venarchick responded that they are proposing 160 units and they typically estimate one car per unit.

Attorney Nagy concluded by requesting that the petition would be granted based upon the information presented and the studies that were performed.

Supervisor Lehman moved to close the record of testimony. Supervisor Reynolds seconded the motion. All voted in favor, none opposed.

Supervisor Lehman moved to pass the Township of Pequea Lancaster County Pennsylvania Ordinance No. 169-2012 an ordinance to rezone the properties located at the intersection of Millwood Road and Shultz Road from Agricultural District (A) to Residential District (R-2) and to amend the official zoning ordinance of Pequea Township of 1992 to amend the official zoning map to reflect the change in zoning classification for the properties. Supervisor Reynolds seconded the motion. All voted in favor, none opposed.

Supervisor Reynolds made a motion that we close the hearing portion and reconvene the Board of Supervisors meeting. Supervisor Lehman seconded the motion. All voted in favor, none opposed.

The Hearing portion of the meeting was closed at 6:49 p.m.

The Board of Supervisors Meeting reconvened at 6:52 p.m.

Supervisor Lehman moved that we hire Jeremy Chester full-time at a starting wage of \$18.50 per hour and a starting date of Monday, July 2 and waive six months probation. Supervisor Reynolds seconded the motion. All voted in favor, none opposed.

MEETING ADJOURNED: With no other business the meeting was adjourned at 6:56 p.m.

Respectfully submitted,



Connie Kauffman, Township Secretary

Sign-In Sheet

2012-01-02 Rezoning Hearing

CHRIS VENARCHICK RGS ASSOCIATES

NATE PIRITONE WELLING DON-

GEORGE DESMOND CHARLAK GROUP

Jill Nagy NLD

Pat Miller

Shirley Ann Miller

Dan Kepner

Margaret Kepner

Dore Mahoney

John Klasee

Jackie Johns

Jim Jaynes

Mark Deimler Peavey Trup

Art Alcorn Selecta

Bob Reederbach

Bill Shall