

Zoning Hearing Board Meeting December 3rd, 2013

The members of the Pequea Township Zoning Board meet on December 3rd, 2013 @ 7:00 PM in the meeting room of the Pequea Twp. Municipal Building.

Court Reporter - Michelle Parke

Meeting was call to order by Chairlady Jackie Johns @ 7:00 PM

Members Present:

Jackie Johns, James Haines, Robert Mellinger, Mark Meyer with David Wagenseller present as council to the Board. Board member Tom Haas had an excused absence.

Old Business

The board approved the November 5th, 2013 minutes with a motion by Jim Haines and seconded by Robert Mellinger.

New Business

The board reviewed a request for a variance by Elam and Sally Stoltzfus for property located @ 273 Stony Lane. They would like to build a 32 X 36' horse barn on this property and are requesting a variance for Section 1728C, set back requirements and 1716C height requirements.

Attorney Wagenseller asked if anyone present wanted to be a party to this hearing and Abram Stoltzfus, son of property owner was present to answer questions pertaining to this application. Mr. Elam Stoltzfus, property owner was not present.

Current zoning requires 100' setback from property lines and 200' away from nearest neighboring buildings. Lot is a triangle shape, less than a ½ acre and applicant needed a variance for the set back on 3 sides of the building, with the closest being 25' off the boundary line. He also requested a variance to the height, current zoning allows 15' while applicant is requesting 26'. Property also has a stream running thru it and the structure would be on the opposite of the stream than the house. Bob Mellinger expressed his concern with this and questioned the applicant on how he intended to cross this stream. Applicant was planning on putting in a culvert and building a

driveway across it. This would require another set of permits from the state to allow this.

Decision

After a brief discussion, Mark Meyer made the motion to deny the application, seconded by Jim Haines. All voted in favor of this motion.

Attorney Wagenseller will send a notice of decision and finding of facts to Mr. Elam Stoltzfus.

Executive Session

After the hearing was concluded, board went into Executive Session to discuss the following;

Attorney Wagenseller is retiring at the end of the year. Board had received a resume from Janice Longer, an Attorney with the same Law Firm. She was present and introduced herself to us. She gave a brief history of her work record which was also outlined in her resume. She does have township experience; she is the current solicitor for Eden Township and has held this position for the last 16 years.

After executive session, it was voted on and by a decision of 4 to 0, the board hired Janice for the 2014 year. She will start after the board and Attorney Wagenseller wrap up the Willow Run hearings which start @ the January 2014 Meeting.

Fee was set at the current rate of \$155.00 an hour.

Zoning Hearing Board will hold its reorganization meeting on Tuesday January 7th @ 6:45 PM which is prior to the start of it regular scheduled meeting.

Meeting was adjourned @ 8:00 PM

1-8-14
Respectfully Submitted

Mark S Meyer