

PEQUEA TOWNSHIP PLANNING COMMISSION
MINUTES of (December 19, 2013)

Call to order: A regular meeting of the Pequea Township Planning Commission was held on December 19, 2013. The meeting convened at 6:30 PM in the main meeting room of the township's municipal building at 1028 Millwood Road, Willow Street, PA 17584. Members of the commission in attendance were: Mr. Richard Cornogg, Mrs. Lucy Gillichbauer, Mr. David Rhoads, Mr. Bill Schall, Mr. Fred Witmer, and Mr. Robert Bear (arrived at 7:03pm). Others in attendance were: Jackie Johns, Nathan Pipitone (Willow Acres), Chris Venarchick, RLA (Willow Acres), Melissa Kelly (LCPC), Frank Chlebnikow (Rettew), Mark Deimler (PT Zoning Officer)

Regular Meeting:

I. Approval of the November 27, 2013 minutes - Mr. Cornogg motioned to approve the November 27, 2013 minutes as written, seconded by Mr. Rhoads; 1 abstained, motioned carried.

II. Meeting Schedule for 2014 (Reorganization at First Meeting of the Year) – Mrs. Gillichbauer motioned to set the PTPC meetings for 2014 to be set on the last Wednesday of the month and due to the Thanksgiving holiday, to set November's meeting to be on Thursday, November 20, 2014, and due to the Christmas holiday, to set December's meeting to be on Thursday, December 18, 2014. Mrs. Gillichbauer added an amendment of 7:00 pm official start time of 2014 PTPC meetings; seconded by Mr. Cornogg; motioned carried.

Mr. Cornogg announced that he term is completed and he will not be seeking another term on the PTPC next year as his term is completed. In addition, Mr. Schall will not be returning to the PTPC next year.

III. Willow Acres (Millwood & Shultz Road) Conditional Use Application – Concerning upper access road on Millwood Road ingress/egress – is it function related (every day use) or Emergency access? Is there nowhere along Millwood that meets Penn Dots requirement of a full movement driveway? Developer is trying to protect the steep slope and existing woodland. Human nature concern that people will make a left hand turn to get to their destination as quick as possible. Developed under NDO.

Mr. Deimler commented that there are two primary concerns. The boundary line and density. Regarding density if open space may need a modification request. "From a condition stand point, if you will or something that is germane to the hearing would be to have evidence presented that either A. this is the only spot you can get any access to Millwood, whether it be right-in, right-out and their limited to that; or no if you move it down" towards the intersection more, it still doesn't meet it. No one seems to know right now where; we'd like it here, I think it fits their development, they wish it was full access there, but if you move it 200 feet, it may not fit their development quite as well but you can provide full access there. There the questions we don't really know the answers to that" will be helpful information to have either prior to the hearing or presented during the hearing as testimony to be able to say you know what, that access road is in the best possible spot in the entire stretch of Millwood Road."

Question raised by Mr. Deimler, what would happen if, for whatever reason, W. Lampeter stated your not building that through our municipality, how would that impact this. That is a legal question. It is a state highway. Since question has been raised, Mr. Pipitone will request that the traffic engineer attend the supervisor meeting.

Mr. Cornogg motioned “that we do not make a decision either for or against but that we take these discussions & recommendation that were made here tonight and with great emphasis on the letter review of the Conditional Us Application by Rettew dated December 18, 2013, that the BOS consider all of it before they make a decision with respect to the Conditional Use Approval of this project”; seconded by Mr. Witmer, motioned carried.

Comments: Melissa Kelly (LCPC) – regarding draft letter of Comp Plan. Melissa is recommending approval of the Comp Plan Amendment the way it’s presented however did list some bullet point items as consideration for the township. There are 2 big items. “Format of the addendum presented talks about policy and goals and objectives but also has a lot of information that is typically found in the Zoning Ordinance; the area bulk requirements, the charts and that type of stuff so the township may want to consider pulling that information out and insert in your zoning ordinance that you’ll be looking at in 2014 and just keep to the policy statement of the Comp Plan. The other comment regarding future land use pap the bigger picture issue modifying the urban growth area; adding properties into that; looking at the township as a whole in terms of what’s on the ground now versus what the zoning do we anticipate; wanting some more commercial & industrial areas that type of stuff but the two R1 residential pieces the larger pieces that I’m seeing in the north/west portion of the township.” One: 60-acre tract in the peninsula; Two: Mr. Pipitone’s property. “They are currently ag and on the future land use map they are shown as R1. My comment is based on input within this addendum talking about housing & population projections, what you have in the urban growth boundary now meets your potential criteria and plus you have this development, plus another development that has the potential to create 300 some dwelling units in the urban growth area and I thing based on your population projections; the numbers that were in the addendum; something like 215 dwelling units if you look out to 2040. So based on that, I don’t see the need for additional residential land but with that being said I don’t.”

Mr. Cornogg motioned to adjourn the meeting at 7:43 pm; Mr. Rhoads seconded the motion, none opposed, motion carried.

Lucille J. Gillichbauer, Secretary

Date of Approval