

ZONING HEARING BOARD HEARING May 6, 2014

The members of the Pequea Twp. Zoning Board met on 6 May 2014 at 19:00 in the meeting room of the Pequea Twp. Municipal Building.

The meeting was called to order by Chairlady Johns.

Members present: Jackie Johns, Robert Mellinger, Mark Meyer and Tom Haas. With Janice Longer present as council to the board.

Members absent: James Haines.

Old Business: The board unanimously approved the 4 March 2014 minutes with a motion by Mark Meyer, seconded by Chairlady Johns.

The Hearing: This hearing is a request by Duane Slaymaker of 141 American Ave. Lancaster, PA 17603 for a Special Exception for operation of a Woodworking Shop in the Industrial Zone. The property is located at 108 Herrville Road, Willow Street, PA. and is an older barn currently being used for storage by a contractor.

Parties: Dr. Daniel Mast of 105 Herrville Road, Willow Street, PA 17584. Neighbor.

Duane Slaymaker testified to the following:

- Currently renting space in Strasburg TWP. For his wood working shop.

Sec. 1004 General Industrial Standards.

- Traffic would be limited to delivery trucks and delivery trailer.
- Parking would be to the rear of the building.
- Plans no additional landscaping.
- No paved access drive, plans to use existing packed gravel drive.
- No liquid waste.
- Wood scrap with central dust collection in barn.
- Will contract with waste hauler for trash.
- No hazardous materials would be stored onsite.
- No employees at this time. Applicant has worked alone for the last 25 years.

Section 1732

- No machinery not affecting the permitted operations is permitted at property
- Fire hazards would be handled with fire extinguishers.
- Outside lighting is currently on each corner of the barn.
- Building would be insulated to reduce noise to the outside.
- Lumber storage on second floor.
- Occasional outside storage of green lumber to the rear of the barn.
- Plenty of parking on lot.
- No vibration, dust or odor beyond lot lines.

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A Variance from atrial road and traffic study is needed and granted .

Party Questions: Dr. Daniel Mast.


- Raised concern on possible VOC coming from property due to wood finishing.
- Lighting concerns as current owners lights cross property lines.
- Sump pump running water on the road due to spouting disrepair.
- Noise levels.
- Sawmill questions.
- Expressed concern for screening of equipment stored outside of building.

The board adjourned for an Executive Session at 19:44, returning at 20:05.

The Decision: A motion was made by Robert Mellinger to approved Mr. Slaymaker's application for a Special Exception to operate a woodworking shop at 108 Herrville Road, Willow Street, PA 17584 in accordance with the representations made in his application and in testimony at the hearing. The following conditions apply: outdoor lighting must be directed downward to reduce glare; signage must meet the Pequea Township ordinance; water run-off created by discharge from the sump pump must be mitigated; existing junk will be removed and the property kept clean of debris and existing screening and landscaping must be maintained. Seconded by Mark Meyer with all in favor.

The meeting was adjourned by Chairlady Johns at 20:09. Rhonda Adams was the Court Reporter for this meeting. The board then had an informal question and answer session with Attorney Janice Longer which concluded at 20:30

Respectfully submitted,



Tom Haas

ZHB Sign In 5/6/2014

Dan maet

Duane Slaymaker

Clyde Slaymaker

Alene + Donny Reizenhardt

Cynthia Evans Kent

Donald Otter