

PEQUEA TOWNSHIP PLANNING COMMISSION

MINUTES of JUNE 25, 2014

Call to order: A meeting of the Pequea Township Planning Commission was held on June 25, 2014 and called to order by Robert Heckrote, Chairman of the Planning Commission who led the Pledge of Allegiance. The meeting convened at 7:02 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: Robert Heckrote, Neil Freidly, Betsy Herr, Fred Witmer, and Robert Bear.

Others in attendance were:

Mark Deimler, Frank Chlebnikow (Rettew), Melissa Kelly (LCPC), Jackie Johns, Harry Lehman, Cynthia Evans-Herr, Rob Reidenbach

Regular Meeting:

Mr. Witmer moved to approve the May minutes. Mr. Freidly seconded the motion and the motion passed.

I. Willow Run – Before moving into the regular meeting agenda items, Mr. Heckrote re-capped the status of Willow Run. Melissa Kelly led the discussion and the members of the Planning Commission discussed holding a special meeting to discuss the plan and make comments prior to the Board of Supervisors meeting. Mr. Heckrote recommended writing a letter to the county stating that we concur as long as all the conditions from Rettew's letter, dated June 25th, are met. Mr. Witmer asked if we should be doing more than writing a letter. Mr. Diemler responded that at this point there is not much else the Planning Commission can do. Miss Herr made a motion to write a letter to the county, seconded by Mr. Freidly. Mr. Witmer discussed the wording of the letter, stating that our requirements are that all the conditions from the June 25th letter from Rettew are met unequivocally. Motion passed.

II. Review of Agricultural District Revision – Mark and Frank led discussion on the revised AG section. In Uses Permitted by Right, discussion was held regarding ECHO housing. Mr. Lehman questioned if the size of mobile homes should be increased to better fit the industry standard. Mark suggested focusing on overall structure the revised AG section and to build the base, and examining details at another time. Cynthia Evans-Herr suggested looking into sizes of mobile homes.

More discussion was held about what is a "farm"? Harry Lehman and Cynthia Evans-Herr proposed to have proper language in the Zoning Ordinance to protect those people without 50 acres.

III. Other Zoning District Regulations – Because the Village section was just written in 2013 to be adopted into the new ordinance, it was agreed that discussion did not need to be held about the Village section. The Mineral Recovery zone wording was taken right out of the current ordinance.

Mark and Frank led discussion of the R-1 Low Density Residential section. Items under Special Exceptions were revised.

Frank recommended holding off on discussion of the R-2 High Density Residential and Commercial – Industrial sections until the next meeting.

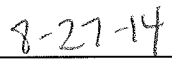
IV. Next Meeting – Due to Frank’s out of office on 7/30, the next meeting to discuss the Zoning Ordinance will be on August 14th.

Mr. Heckrote made a motion to adjourn at 9:06p.m. seconded by Mr. Friedly and motion passed.

Meeting Adjourned



Betsy Herr
Planning Commission Secretary



Date of Approval

6/25/14 PTPC Sign In

Jackie Johns
Melissa Kelly
Carmen Evans-Hend
~~John D~~
Rob Bredentall