

PEQUEA TOWNSHIP PLANNING COMMISSION
Minutes of August 27, 2014



Call to order: A meeting of the Pequea Township Planning Commission was held August 27, 2014 and called to order by Robert Heckrote, Chairman of the Planning Commission who led the Pledge of Allegiance. The meeting convened at 6:55 p.m. 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, and Robert Bear.

Others in attendance were:

Mark Deimler, Steve Hoar, Steve and Tina Yinger, Melissa Kelly, Wayne Reynolds, and Brian Fitzgerald.

Regular Meeting:

I. Mr. Heckrote moved to approve the Month minutes. Mr. Freidly seconded the motion. The minutes were approved as read.

II. Consideration of SLSA Additional Sewage EDU Request

Mr. Deimler gave background information about the SLSA Additional Sewage EDU request. Proposed question: Are 107 EDUs adequate to serve the township for the next 20 years?

Some points were:

- The township does not want to open up anymore R-2 zones, so more EDUs are not needed for that
- The township needs to account for failed existing sewer systems
- There is no harm in adding more to be safe, and there is no financial obligation to add more, as long as it is not a huge amount more

After more discussion, Mr. Heckrote motioned to recommend adding 20% more of the current 107 EDU capacity to cover the unexpected, seconded by Mr. Freidly, motion carried.

II. Jay R. Reynolds Sketch Plan

Mr. Deimler gave background information. Jay R. Reynolds is asking for feedback on development of a currently zoned residential lot of land to be changed by either a variance or re-zoning to expand their industrial business onto the lot of land for storage purposes

Mr. Brian Fitzgerald and Mr. Wayne Reynolds presented the plan to the planning commission. The business needs more space for storage, as it has outgrown the current

space. There is a lot bordering the industrial lot they currently conduct business out of that they are looking to expand their business onto. The use would be for storage. The problem is the land is zoned residential, not industrial. Mr. Fitzgerald and Mr. Reynolds presented a drawing with the proposed storage building being built on the residential lot, where a falling down house and barn currently sit.

Neighbors gave feedback. Mr. Steve Yinger presented concerns of hours of operation for noise and light purposes, will it affect values of houses around the lot, and could they add a bigger buffer for trees to protect the view of the houses on border of lot.

Mr. Steve Hoar would like to see the existing trailers out of the current business lot.

Mrs. Yinger is opposed to bringing industrial businesses further down Herrville Road toward a residential development.

Discussion was held about re-positioning the new proposed driveway and building.

Mr. Heckrote asked if a variance would be sufficient. Mr. Deimler responded that re-zoning would be the proper way to address this issue rather than a variance. However, if re-zoned to industrial, it cannot have restrictions on it.

Mr. Heckrote brought up the point that if it is re-zoned to industrial, if the property was ever sold, there would be no regulations on a business coming onto the property and turning it into a manufacturing plant.

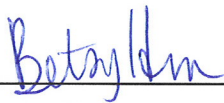
No recommendation from planning commission were needed, discussion for feedback purposes at this point.

III. Review of Zoning Rewrite

Mr. Deimler and Mr. Frank Chelbnikow have met and the goal is to have the full draft ordinance ready to review for the September meeting.

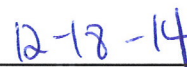
Mr. Heckrote made a motion to adjourn the meeting at 7:54 p.m. seconded by Mr. Bear.

Meeting Adjourned



Betsy Herr

Planning Commission Secretary



Date of Approval