

The members of the Pequea Twp. Zoning Board met on 4 Nov 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, James Haines, Robert Mellinger, Mark Meyer and Tom Haas. With Janice Longer present as council to the board.

**Old Business:**

The board approved the 2 September 2014 minutes with a motion by James Haines, seconded by Robert Mellinger.

**New Business:** The Board will hear the application of C.K Manufacturing, LLC of 4714 White Oak Road, Paradise, PA 17562 for a Special Exception for assembling, manufacturing or processing and a Variance from the requirement that access to the site shall be via arterial road. On the advice of Board Council Janice Longer, the application was amended to request a Special Exception, Substitution of a Nonconforming use, according to Article 18, Section 1804.

**Parties:** Mr. Christ King, applicant with agreement on property.

Mr. Gary Brown, property owner's husband.

Mr. Bill Koch, stated he also has agreement on property.

The Hearing: Mr. James Henke of Pioneer Management testified to the following on behalf of Mr. King:

- Lot is 10.6 acres
- Chain link fence around property will remain..
- Manufacturing would consist of gates, ties stalls and other agricultural fencing products.
- Water and sewer would not be used during manufacturing process.
- Hours are 6- 16:30 with rare Saturday hours.
- 3-4 tractor trailers would access the property daily delivering raw materials.
- Finished products are genrally shipped on smaller trailers.
- No building expansions are planned.
- Possible renovations could include doors at loading docks.
- Driveway to road would need work due to years of macadam overlays on Millwood Road.

Mr. Brown testified: that septic tank is on south end of building.

- No wetlands or springs are on property.

Mr Henke and Mr. King testified to the following on Article 10.

- Raw materials include tubing, square stock, and flat bar in 20' lengths.
- Machining and welding would all be done inside the building.

Sec 1732 Performance Standards.

- Painting is done in paint booth with filters in separate building.
- 6 welding stations, cutting with band saws and some plasma cutting.

- Steel scrap is re cycled with trash to be hauled by hauler.
- No outside storage.
- 23 employees currently.
- Current lighting on building would be adequate.
- Landscaping needs trimmed and cleaned up.

The Board adjourned at 20:52 for executive session.

**The Decision:** A motion was made by Mark Meyer to approve the application of C.K. Manufacturing LLC, as amended, for a Special Exception, Substitution of Non-Conforming Uses pursuant to Article 18, Section 1804.

The approval of a Special Exception for the substitution of non-conforming use is subject to the following conditions, as noted at the hearing: (i) future outside storage must be screened; (ii) security or other outdoor lighting must be confined to the premises and must not intrude on neighboring properties; (iii) vehicular access from Millwood Road must be improved to allow for safe egress and ingress by truck traffic, with appropriate permits from Penn Dot; (iv) existing landscaping and screening must be maintained; and (v) Applicant must comply with the plans and information contained in the Application and all other representations made on behalf of the Applicant at the hearing. Seconded by James Hains with all in favor.

The meeting adjourned at 20:14. Kelly Snyder was the court reporter for this hearing.

Respectfully Submitted,

Tom Haas