12-3-2014

The members of the Pequea Township Zoning Board meet on 12-2-14 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, Jim Haines and Mark Meyer. Tom Haas was absent and excused.

Old Business: The board approved the 11-4-2014 minutes with a motion by Jackie Johns, seconded by Jim Haines. All approved.

New Business: The board will hear the application submitted by the West Willow Fire Company seeking a variance and special exception to provide a new location for the West Willow Post Office. In this application, The Fire Company proposes to renovate the existing pole barn to accommodate the Post Office. In the R2 district, municipal buildings and: similar public buildings" are allowed by special exception under Article 7, Section 7021-A.

The variance is requested to eliminate the need for screening the parking area abutting the street as the Fire Company believes that screening will inhibit visibility and create unsafe traffic conditions. The relevant section of the Ordinance is in General Conditions at Section 1710-L(4).

The Hearing: Barry Acker of the West Willow Fire Company testified to the following:

Will use existing building with no changes to the existing foot print:

Existing Building currently meets current set-back requirements:

Only 14 X 24 feet of the current building will be used for the Post Office, rest will continue to be used for the Fire Co.

Will add 4 parking spaces, 1 being handicapped:

Entrance and exit will be 1 way only, current consideration is southern driveway is enter and northern driveway is exit: (Mark Deimler stated no traffic study was required)

There is room there for the daily mail run truck to load and unload:

Will leave a 15' grass buffer between Millwood Rd. and the black top area used for the driveway and parking:

Will only have a Post Office sign on the side of the building:

Only changes to the outside of the building will be a overhang being built over the entrance/exit door:

The Board adjourned at 19:20 for executive session:

The Decision: A motion was made by Jim Haines to approve the application of the West Willow Fire Company as follows:
Motion to approve the application of West Willow Fire Company for a special exception pursuant to Article 7, Section 702(A) for use as a Post Office and for a variance from the requirements of Article 17, Section 1710 (L4) as applied to screening. On the following conditions:

Development in accordance with all plans, drawings, the application and testimony presented:

Traffic will be 1 way in and 1 way out:

Signage and Lighting to be in accordance with Township Ordinances:

Motion was seconded by Jackie Johns, all approved.

Meeting was adjourned at 19:35; Kelly Snyder was the court reporter for this hearing.

Respectfully Submitted,

Mark Meyer