PEQUEA TOWNSHIP PLANNING COMMISSION

Minutes of April 29, 2015

Call to order: A meeting of the Pequea Township Planning Commission was held April 29, 2015 and called to order by Fred Witmer, Vice Chairman of the Planning Commission who led the Pledge of Allegiance. The meeting convened at 7:00 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: Fred Witmer, Neil Friedly, Chris Brosey and Betsy Herr.

Others in attendance were:
Mark Deimler and Harry Lehman

Minutes of Previous Meetings:

Mr. Friedly moved to approve the February minutes. Mr. Witmer seconded the motion. The minutes were approved as read.

Regular Meeting:

Review Comments from Lancaster County Planning Commission

- Points 1: All in favor to change
- Point 2: All in favor to change
- Point 3: Mr. Deimler does not recommend changing because it is consistent with the intent of the Comp. Plan. All agree to leave as is.
- Point 4: Mr. Deimler does not agree it should be use by right, Mr. Lehman added by changing to use by right, we lose the ability to negotiate. All agree to leave as is.
- Point 5: Mr. Deimler does not recommend changes because if the lot cannot be served by public water, the owners are stuck. There is not public water and sewer in every lot. All agree to leave as is.
- Point 6: Discussion was held about why space would need to be left for tractor trailers, landscape vehicles, snow removal, etc. All agreed to keep as is.
- Point 7: Discussion was held about reducing the size of the buffer. Mr. Deimler added that 75' is historically the number, makes it more consistent with Green Belt. Mr. Freidly agreed that 75' is plenty of space. All agreed to change to 75' buffer, rather than 100'.

DRAFT

- Point 8: Discussion was held about reducing the number of plants to make more realistic. Mr. Deimler recommended eliminating “per 100 lineal ft. of existing tract boundary” to make number more realistic – all agreed. Mr. Freidly recommended changing the calculation. All agreed to eliminate numbers based on tract boundary and reduce numbers on road frontage. Leaving the numbers as (2) deciduous, (2) evergreen. Keep the shrubs the same.
- Point 9: Change to Historic (typo). All agreed to add “any list” to part of historic overlay. Mr. Deimler does not recommend cross refrencing SALDO, as it will complicate the issue. All agreed.
- Point 10: Where to we want Echo Housing & Extended Family Housing to be located? Variances can be given in R-1 zones. All agreed to leave in Ag. Zone as it could open a can of worms to allow by right.

Mr. Witmer made a motion to recommend to the Board of Supervisors that the changes we discussed this evening be made to the Zoning Ordinance. Mr. Freidly seconded. All in favor, motion carries.

Miss Herr made a motion to adjourn the meeting at 8:00 p.m. seconded by Mr. Brosey.

Meeting Adjourned

_____ _____

Betsy Herr Date of Approval
Planning Commission Secretary

DRAFT