

## PEQUEA TOWNSHIP PLANNING COMMISSION

Minutes of August 26, 2015

**Call to order:** A meeting of the Pequea Township Planning Commission was held August 26, 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: Betsy Herr, Fred Witmer, Neil Freidly, Chris Brosey.

Others in attendance were:

Mark Deimler, David Keener, Wayne Reynolds

### ***Minutes of Previous Meetings:***

Mr. Freidly moved to approve the May minutes. Mr. Brosey seconded the motion. The minutes were approved as read.

### ***Regular Meeting:***

#### **Herrville, LLC – Stormwater Management Plan**

Mr. Deimler gave an overview of the plan stating that the Stormwater Management Plan was being re-done. The Planning Commission focused on the other areas of Mr. Deimler's letter, including Zoning Ordinance, Driveway Ordinance, and General Comments.

Mr. Keener, the Project Engineer reviewed Mr. Deimler's comments with the Planning Commission.

#### ***Zoning Ordinance***

Section 1402.2.H - Mr. Witmer asked if there was enough room between the parking spaces proposed on the plan and the loading zone for tractor trailers. The response was yes, and they will hardly use the parking spaces. The parking spots are in place to fulfill requirements.

Section 1405.F.1. – Mr. Keener explained that there have been larger trees placed on the south and west sides of the property to screen the residential properties. Mr.

Deimler agreed that the current plan satisfies the township requirements much better than the last plan.

#### *Driveway Ordinance*

2. Section 6.B. – The lots were combined which presented the issue of having more than one driveway on the property. The Board of Supervisors must grant them permission to construct another driveway.

Mr. Freidly questioned if there was a way to eliminate deliveries going through Sherrard Drive. Can we legally enforce truck drivers to head North rather than South to eliminate truck traffic on Sherrard Drive? Neighbors were concerned about traffic and this may be a way to eliminate that concern. Mr. Deimler responded that legally it cannot be enforced.

Mr. Witmer asked if the “Production Storage” label on the building in the drawing would cause any issues in future plans of the company. Should it be re-labeled? Mr. Deimler agreed that Production may not be the correct word and instead it is going to function more like a warehouse.

#### *General Comments*

5. The new building should be able to hold what is currently in the storage containers. The Planning Commission agreed that if the storage containers need to be used again in the future, that they be placed back further behind the facility to be out of sight by neighbors.

Mr. Brosey commented on the lighting around the property, stating a concern with excess lighting bothering the neighbors. Could the lights be put on timers and/or motion sensors? Mr. Deimler stated that all the lights proposed on the plan shine straight down so there should not be an issue with light flooding into the neighbor’s properties. Discussion was held about this topic and the Planning Commission agreed that if lighting becomes an issue with neighbors, it be addressed accordingly.

Mr. Freidly recommended the plan be approved as per Mr. Deimler’s suggestions, and if lighting becomes an issue in the future, that it be addressed by the applicant. Mr. Witmer seconded the motion, all in favor, motion approved.

Mr. Witmer made a motion to adjourn the meeting at 7:45pm, seconded by Mr. Freidly.

**Meeting Adjourned**

*Betsy Herr*

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Betsy Herr  
Planning Commission Secretary

*October 28, 2015*

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Date of Approval