

PEQUEA TOWNSHIP PLANNING COMMISSION

Minutes of October 28, 2015

Call to order: A meeting of the Pequea Township Planning Commission was held October 28, 2015 and called to order by Robert Heckrote, 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: Robert Heckrote, Neil Freidly, Betsy (Herr) Montgomery, Chris Brosey, and Fred Witmer
Others in attendance were: Mark Deimler, Wayne Reynolds, Brian Fitzgerald, and David Keener

Regular Meeting:

Mr. Witmer moved to approve the September minutes. Mr. Heckrote seconded the motion. The minutes were approved as read.

The November meeting has been changed from November 25th to Thursday, November 19th due to Thanksgiving.

Herrville, LLC – SWM Plan

Mr. Keener presented and reviewed the storm water management plan. They have no objections to the comments made by Mr. Deimler in his letter dated October 25, 2015.

The Planning Commission reviewed the plan and comments made by Mr. Deimler. Mr. Heckrote made a motion to recommend approval of the Herrville Stormwater Management Plan pending the requirements of Mr. Deimler's letter dated October 26, 2015 are met. Mr. Freidly seconded the motion, all in favor, motion passed.

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- Mr. Deimler is checking Definitions to ensure there is no conflict with the Zoning Ordinance.

- Mr. Deimler asked if the Planning Commission would want to see LCPC conditions before we act on a plan. The Planning Commission agreed that yes, they would like to review those conditions.
- Mr. Deimler addressed Section 602.7 (Right-of Way and Cartway Widths and Construction Standards). Discussion was held on what the minimum street width for a local street should be and whether or not on-street parking should be provided. Concerns were presented regarding no on-street parking, including multiple family dwellings and their multiple cars, visitors, and not enough spots in designated parking lots. It was agreed that on-street parking should be required for local streets. This would change the minimum cartway width from (24) feet to (34) feet. It was also agreed that on major collector roads, the minimum cartway width of (38) feet would change to (36) feet, and the minimum right-of-way would change to (60) feet. For minor collector roads, the minimum cartway width of (24) feet would change to (36) feet, and the minimum right-of-way would change to (60) feet.

In addition, Arterial Road (highway), where it says (40) feet and (60) feet would be eliminated because in Pequea Township there is only one highway and discussion with PennDOT and Lancaster County Officials, proper road width would be determined.

- Mr. Heckrote asked for clarification about section 303.B – Application Requirements. Mr. Deimler explained the difference between a briefing (official) vs. a pre-application sketch plan (getting feedback on plan).
- Mr. Heckrote asked for clarification about section 408.1 – Water Service Feasibility. A paper report vs. a drawdown/well interference report were discussed which is based on the number of subdivided lots.
- Mr. Deimler stated that Section 602.2 A. (All proposed streets shall be offered for dedication) would be eliminated and replaced with different verbiage which is to be determined.
- Mr. Witmer pointed out that section 307. B. refers to places in the ordinance that do not exist. Mr. Deimler will look into what they refer to.
- Mr. Witmer asked to clarify 408.3 section C. 1. a. – Whose engineer, the township's or the developer's? Mr. Deimler clarified that it is the

Developer's engineer. Mr. Brosey asked if PennDOT should be included.
Mr. Deimler will add "and PennDOT if applicable".

Mr. Witmer made a motion to adjourn the meeting at 9:40p.m. seconded by Mr. Heckrote.

Meeting Adjourned



Betsy (Herr) Montgomery

Planning Commission Secretary

11-19-15

Date of Approval

PLANNING COMMISSION MEETING
SIGN-IN SHEET

October 28, 2015

Wanda Reynolds
Brian Fitzgerald
David Heeres