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**PEQUEA TOWNSHIP  
ZONING HEARING BOARD  
Minutes of – December 4, 2018**

The members of the Pequea Township Zoning Board met on December 4, 2018 in the conference room of New Danville Fire Company.

The ZHB meeting was called to order by Chairlady Johns @ 1900 hrs.

**ZHB Members Present:** Jackie Johns, Jeffrey Kreider, Mark Meyer, Tom Haas, and Rob Mellinger

**Court Reporter:** Kelly Snyder

**ZHB Solicitor –** Janice Longer

**Zoning Officer:** Mark Deimler

**Old Business:** A motion was made to approve the August 7, 2018 minutes by Tom Haas, seconded by Rob Mellinger, all approved.

**New Business:**

A request by Gary and Ann Grosh for the selling of Alpaca related products in their home located at 477 Long Lane, Lancaster, PA 17603, for the consideration of a Special Exception of 603.2 pursuant to section 1502.21 of the 2015 Pequea Township Zoning Ordinance. The property is located within the R-1 Zoning District.

**The Hearing:**

Gary and Ann Grosh along with Mark Deimler were sworn in to testify under oath. Janice questioned the application noting they were citing section 603.1 which should be section 603.2. This was clarified to be a typo and entered into record it was to be 603.2.

Jackie questioned why the application did not include a site plan, applicants stated what they submitted was all they were told they needed to submit, Mark Deimler stated it is not his job to reject an application for incomplete info, that is up to the ZHB to decide.

Gary and Ann testified they bought the property in 2005 this has been an ongoing Alpaca business for years and recently their property was rezoned from Ag to R1 when they attended a meeting were advised this was not going to happen.

Pequea Township rec'd a complaint concerning a sign they put up for their store which prompted The Groshes in getting a violation notice and this hearing.

ZHB entered into an Executive Session @ 1915 hrs. to discuss and clarify current zoning vs past zoning and grandfather clause.

Regular ZHB meeting reconvened @ 1940 hrs.

Janice reviewed section 1502-21 A thru N which deals with home occupations. The only area of concern would be the signage under 1502-21 / I.

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The Groshes also testified their store is seasonal, open only from Thanksgiving thru the first week of January, and the hours do vary based on business conditions.

Parking and entrance and exits were discussed.

Applicant shared pictures of layout of their store (dining room) and products on a computer which they sell, all deal with Alpacas, some fair trade items and some made off their own animals.

Tom Haas questioned Mark Deimler if all this was OK in the prior Ag zone why not just rezone it back to Ag. Mark noted that the "store" was not permitted under the old Ag ordinance either nor was the signage and if it was turned back to Ag, they would have to adhere to the new ordinance which would only allow 6 Alpacas, currently the land is grandfathered in under the "old" Ag ordinance which had no stipulation on # of Alpacas they could have, therefore the special exception is they correct way to proceed.

Mark Deimler noted the Township favors the special exception.

ZHB again entered into an Executive Session @ 2013 hrs. to further discuss and clarify current zoning vs past zoning and grandfather clause.

Regular ZHB meeting reconvened @ 2023 hrs.

Rob Mellinger questioned Mark Deimler on the permitted signage and whether or not entrance arrows and parking signs were part of the equation and Mark D. noted they were not, only signs which advertise the business would fall under the sign ordinance and he agreed to work with the applicant on this.

Mark Meyer questioned the sign which noted the name of the farm was also exempt from this ordinance and Mark Deimler noted it was.

Tom Haas made a motion to grant the special exception as noted below, seconded by Mark Meyer, all voted in favor of.

### **Decision:**

This letter will confirm that the Zoning Hearing Board of Pequea Township, at a hearing on December 4, 2018, reviewed your application for a Special Exception to conduct a home occupation at the above-address and that the special exception has been granted, subject to the following conditions:

- (i) Applicants will submit a site plan within thirty days confirming the ingress and egress of traffic to and from the location, illustrating the flow of traffic that Applicants presented in their testimony;

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- (ii) Applicants will comply with all Township regulations concerning signs for the occupation and obtain any necessary sign approvals;
- (iii) Applicants shall conduct the home occupation in accordance with the information and representations submitted with and contained in its application and the evidence presented to the Board at the hearing held on December 4, 2018.

This Meeting was adjourned at 2032 hrs.

Respectfully submitted,



Mark Meyer