

Pequea Township Planning Commission

Minutes of 4/24/19

Call to order: A meeting of the Pequea Township Planning Commission was held on April 24th, 2019 and called to order by Fred Witmer who led the pledge of allegiance. The meeting convened at 7pm at the New Danville Fire Company.

Members in attendance: Fred Witmer, Neil Freidly, Anthony Cazillo III, Eric Lucas, and Porter Stevens representing the Lancaster County Planning Commission

Previous Minutes

Mr. Lucas moved to approve the minutes from the meeting that took place on 2/27/2019, Mr. Cazillo seconded, and they were unanimously approved.

New Business: Review/Revise proposed zoning ordinance amendment regarding fences, screening, and short-term rentals

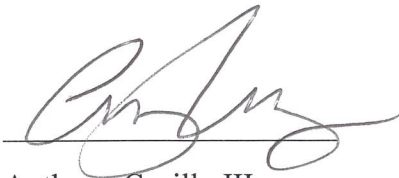
Mr. Cazillo checked with Mr. Stevens that the county's position was to allow a release valve of sorts in lieu of banning short-term rentals. Mr. Stevens confirmed, and suggested limiting short-term rentals only to owner-occupied dwellings. Mr. Lucas questioned whether or not short-term rentals were a pressing threat, and Mr. Stevens indicated that the phenomena was new enough that examples of adverse impact were limited. Mr. Lucas expressed a desire for a "live and let live" approach that respects rights as long as no harm is done. He also expressed his qualms about unintended consequences of taking action on this subject so soon.

Mr. Cazillo questioned what mechanism would eventually enforce any regulations on short-term rentals. Mr. Stevens introduced the idea of a permitting process for short term rentals, which Mr. Freidly was amiable to. Mr. Cazillo compared the idea of new air-bnb rentals vs more established brick and mortar rentals, and how the township could clearly delineate between the two while maintaining fairness to all. Mr. Freidly liked the idea of a black and white solution, but thought that at this time such a fix would be unnecessary, to which Mr. Lucas agreed.

Mr. Witmer wanted to wait and observe other municipalities in what challenges they face and how they respond. Mr. Stevens cited Strasburg and Akron as good examples for municipalities to keep an eye on. Mr. Lucas moved that the Planning Commission recommend that the Pequea Township Board of Supervisors take no action regarding short term rentals until more information is gathered. Mr. Cazillo seconded the motion, and it was passed unanimously. The Planning Commission is willing to reconsider the issue in six months if short-term rentals become a pressing issue.

Mr. Cazillo motioned to adjourn, and Mr. Lucas seconded with all in favor.

Meeting Adjourned at 7:35pm



Anthony Cazillo III
Planning Commission Secretary

7/31/19

Date of Approval