

7-8-2019

**PEQUEA TOWNSHIP  
ZONING HEARING BOARD  
Minutes of – August 6, 2019**

The members of the Pequea Township Zoning Board met on (August 6 2019) in the conference room of New Danville Fire Company.

The ZHB meeting was called to order by Chair Rob Mellinger @ 1900 hrs.

**ZHB Members Present:** Rob Mellinger, Mark Meyer, Tom Haas, Don Homsher and Kosta Kantanis— Alternet for Jeff Kreider.

**Court Reporter:** Kelly Snyder

**ZHB Solicitor** – Janice Longer

**Zoning Officer:** Mr. Neff

**Old Business:** A motion was made by Mark Meyer and seconded by Tom Haas to approve the July 2<sup>nd</sup>, 2019 minutes, all approved.

**New Business. Oak Hill Partners Special Exception**

Frederick Steudler Special Exceptions

Frederick Steudler meeting was postponed until September 3  
ZHB meeting.

**The Hearing: Explained Project overview very thorough**

. A lot of audience participation. And understanding  
With questions and answers.

**Parties:**

Chris Maule 226 W. Penn Grant Rd., Willow Street PA

Christine Hannas 27 Cobblestone Dr., Willow Street

Emily Benard 156 W. Penn Grant Rd., Willow Street

**Vote:** ZHB unanimous

**Decision:** The Zoning Hearing Board reviewed the application of RSG on behalf of Oak Hill Properties relating to the above-referenced property and granted a Special Exception pursuant to Section 703.2 of the Pequea Township Zoning Ordinance, subject to the following conditions:

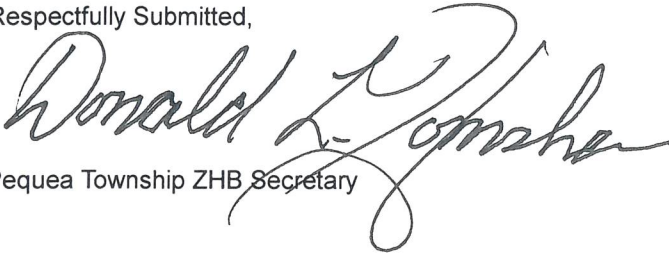
- i. The North Side Penn Grant Road development shall be developed and constructed in compliance with and without material deviation from the Special Exception Plan prepared by RSG Associates dated June 26, 2019, as amended at the hearing by submission of Applicant's Exhibit 1 and 2, and all testimony and other exhibits and documentation submitted to the Zoning Hearing Board as part of the Special Exception Application, including but not limited to the character and layout of the neighborhood and the conceptual elevations and floor plans subject to such modification and revision which may be required as part of the Preliminary and/or Final Land Development Plan.
- ii. Applicant shall obtain all permits and approvals required by all Township, County, State and Federal laws, ordinances, and regulations relating to

development of the Property, as and when required, and nothing contained in this Decision shall be deemed to relieve Applicant from complying with all applicable Township, County, State and Federal laws, ordinances and regulations.

- iii. Development shall be in accordance with all applicable sections of the Pequea Township Zoning Ordinance including without limitation area and bulk regulations (Section 705), landscaping and buffer requirements (Section 706), the general criteria set forth in Section 1705.3.2 and applicable provisions of Article 14 and 15.
- iiii. All building amenities required by the applicable, then-current building code shall be completed before any occupancy.
- v. These conditions shall be referenced as General Notes on all subdivision and land development plans for the subject Property or any phase or part thereof and shall be binding on the Applicant, the landowner and their respective successors and assigns and upon any entity having an interest in the Property now or in the future.

This Meeting was adjourned at (2145) hrs.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Donald L. Zimsher". The signature is fluid and cursive, with a large, stylized initial "D".

Pequea Township ZHB Secretary