

**PEQUEA TOWNSHIP  
ZONING HEARING BOARD  
Minutes of – June 2, 2020**

The members of the Pequea Township Zoning Board met on June 2nd, 2020 in the Pequea Township Truck Garage.

The ZHB meeting was called to order by Chair Mark Meyer @ 1900 hrs.

**ZHB Members Present:** Jeffrey Kreider, Mark Meyer, Tom Haas, Don Homsher and Rob Mellinger

**Court Reporter:** Cathy Mertz

**ZHB Solicitor:** Janice Longer

**Zoning Officer:** Tom Neff

**Old Business:**

A motion was made to approve the 3/3/20 meeting minutes and was seconded. All Approved 5-0.

**New Business:**

Three Hearings on schedule for special exceptions and variance applications.  
The applicants.

1. Robert & Naomi Gochenaur
2. Dennis R Mylin
3. Todd Guhl

**The Hearing:**

Brian F. Masterson, Register Associates, Represented all 3 applicants. Presented a professional presentation on behalf of all 3 applicants.

**Parties:**

Brian F. Masterson  
Dennis Mylin  
Robert Gochenaur

**Vote:**

Gochenaur Application	5-0 approved	start time 19:00	end time 19:13
Mylin Application	4-1 approved	start time 19:13	end time 19:24
Guhl Application	5-0 approved	start time 19:25	end time 19:37

Robert and Naomi Gochenaur  
250 Rawlinsville Road  
Willow Street, PA 17584

RE: Application for Variance/Pequea Township Zoning Hearing Board

Dear Mr. and Mrs. Gochenaur:

This letter will confirm that at a hearing on June 2, 2020, the Pequea Township Zoning Hearing Board granted your request for a variance from Section 505.A. of the Pequea Township Zoning Ordinance to allow your residential lot, located in the Agricultural Zoning District, to exceed the maximum permitted size of two acres. The variance will allow you to increase the size of your residential lot from 3.1 acres (plus or minus) to 3.28 acres (plus or minus). The grant of variance is subject to compliance with the plans and documents, including the application and testimony in support thereof, presented to the Zoning Hearing Board.

The Board has instructed me to provide you with confirmation of the decision in my capacity as Solicitor to the Board.

Very Truly Yours,  
Janice L.M. Longer, Solicitor

**Decision:**

Dennis R. Mylin  
29 Sprecher Road  
Willow Street, PA 17584

RE: Application for Variance and Special Exception/Pequea Township Zoning  
Hearing Board

Dear Mr. Mylin:

This will confirm that at a hearing on June 2, 2020, the Pequea Township Zoning Hearing Board granted your request for a Special Exception pursuant to Section 703.2 of the Pequea Township Zoning Ordinance to allow the addition of two dwelling units to an existing dwelling on 3.5 acres located in the R-2 Zoning District, subject to the following conditions:

- (i) Applicant shall connect the property to the public water supply that is available and;
- (ii) Development shall be in accordance with the plans and documents, including the application and testimony in support thereof, presented to the Zoning Hearing Board.

In addition, the Board granted the variance request for relief from the set-back requirements of Section 705.C.5, as the existing structure that is being converted is less than 75 feet from the centerline of Millwood Road.

The Board has instructed me to provide you with confirmation of the decision in my capacity as Solicitor to the Board.

Very Truly Yours,

Janice L.M. Longer, Solicitor

Todd Guhl  
230 Erb Avenue  
Willow Street, PA 17584

RE: Application for Special Exception/Pequea Township Zoning Hearing Board

Dear Mr. Guhl:

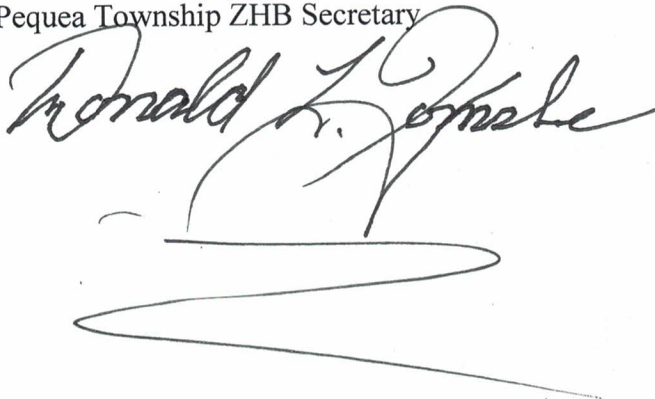
This will confirm that at a hearing on June 2, 2020, the Pequea Township Zoning Hearing Board granted your request for a special exception pursuant to Section 1205 of the Pequea Township Zoning Ordinance to allow construction of a swimming pool in an area of precautionary slopes. The special exception is subject to compliance with the plans and documents, including the application and testimony in support thereof, presented to the Zoning Hearing Board.

The Board has instructed me to provide you with confirmation of the decision in my capacity as Solicitor to the Board.

Very Truly Yours,

Janice L.M. Longer, Solicitor

This Meeting was adjourned at (19:37) hrs.  
Respectfully Submitted  
Pequea Township ZHB Secretary

A handwritten signature in black ink, appearing to read "Ronald L. Long", with a large, sweeping flourish underneath.