

**PEQUEA TOWNSHIP
ZONING HEARING BOARD
Minutes of – November 9, 2021**

The members of the Pequea Township Zoning Board met on November 9, 2021 in the conference room of the Pequea Township Building. The ZHB meeting was called to order by Chair, Mark Meyer @ 19:00 hrs.

ZHB Members Present:

Mark Meyer, Rob Mellinger, Don Homsher

Alternate: Jason Kreider, Chris Brosey

Court Reporter:

Kelly Snyder

ZHB Solicitor:

Janice Longer

Zoning Officer:

None

Old Business:

A motion was made to approve the minutes of the 9/7/21 meeting.

All Approved.

New Business:

Application of Ames Construction Inc.

The Hearing:

Conversive, debating, and informative.

Executive Meeting Out 20:21 – In 20:43

Parties:

Tim Arters, Don and Donna Hess, Thelma Hodson, Brad and Kim Shenk, and Steve Ginder

Vote:

4-1 Approved

Decision:

Dear Mr. Yoder and Mr. Hess:

This will confirm that, at a hearing on November 9, 2021, the Pequea Township Zoning Hearing Board granted your request for a Special Exception pursuant to Section 1605 of the Pequea Township Zoning Ordinance to substitute the current non-conforming use of business offices with the proposed non-conforming use of residential apartments at the property located at 351 Sprecher Road, Lancaster, PA 17603.

The Special exception is subject to the following conditions:

1. Applicant shall obtain the following approvals before commencing any alterations to the existing structures or the Property:

- i. Land Development approval to address the proposed use as a multi-unit residential use in accordance with the Subdivision And Land Development Ordinance;
- ii. Approval of a sewage planning module for the Property by the Department of Environmental Protection;
- iii. Building Permit; and
- iv. Any other approvals, state, federal or county required for land development.

2. Applicant shall provide the required number of parking spaces for six residential apartments in accordance with the Township's Zoning Ordinance and each space shall be painted with lines to delineate them.

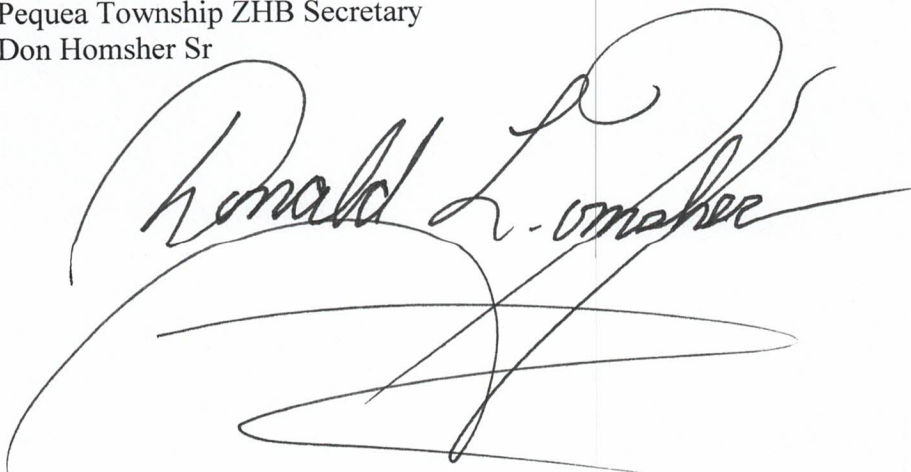
3. Development of the Property which is the subject of this Application shall be in accordance with the information presented by the Applicant and plans and other submissions and testimony presented to the Zoning Hearing Board.

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

Sincerely,

Janice L.M. Longer, Esq.

This Meeting was adjourned at (20:50) hrs.
Respectfully Submitted
Pequea Township ZHB Secretary
Don Homsher Sr

A large, stylized handwritten signature in black ink, which appears to read "Ronald L. Homsher". The signature is written over the typed name of the Pequea Township ZHB Secretary.