

**PEQUEA TOWNSHIP
ZONING HEARING BOARD
Minutes of – December 7, 2021**

The members of the Pequea Township Zoning Board met on December 7, 2021 in the conference room of the Pequea Township Building. The ZHB meeting was called to order by Chair, Mark Meyer @ 19:01 hrs.

ZHB Members Present:

Mark Meyer, Rob Mellinger, Don Homsher, Jeff Kreider, Constantine Kontonis

Court Reporter:

Kelly Snyder

ZHB Solicitor:

Janice Longer

Zoning Officer:

Jenifer Hendrix

Old Business:

A motion was made to approve the minutes of the 11/9/21 meeting.

All Approved.

New Business:

Two Applications

Esh Application – Variance

Abel Application – Special Exception

Parties:

Esh Application – Jennifer Hendrix, David Esh

Abel Application – Mrs. Abel, Jennifer Hendrix, Shela O'Rourke

The Hearing:

Esh Application – Informative, Prompt

Executive Meeting – Out 19:36, In 19:45

Abel Application – Great presentation from Attorney Shela O'Rourke

Executive Meeting – Out 20:52, In 21:02

Vote:

Esh: 5-0 Approved

Abel: 5-0 Approved

Decision:

Dear Mr. Esh:

On December 7, 2021, the Pequea Township Zoning Hearing Board granted your request for a variance pursuant to Section 1502.6.A. of the Ordinance to conduct a Rural Occupation on the Property in an area of 3800 square feet, delineated on the site plan submitted with your application, which exceeds the square footage limitation in the Pequea Township Zoning Ordinance. The Board also granted your motion to amend your application at the hearing and approved a variance to allow the height of the proposed building to exceed the height limitation of twenty feet that is contained in the Ordinance by three feet. The approval is subject to the following conditions:

1. Applicant shall obtain the following approvals before commencing any construction on the Property:
 - i. Building permit for the proposed building;
 - ii. Approval from the Zoning Officer that the building and drive area, parking, area and loading area will not exceed the impervious limitations for the property;
2. No outdoor storage or stockpiling is permitted on the Property;
3. There shall be no sign for the rural occupation unless prior approval is obtained from the Zoning Officer;
4. Applicant will obtain land development approval or a waiver thereof and approval of a storm water management plan;
5. Applicant shall provide to the Zoning Officer evidence that disposal of all materials and wastes will be accomplished in a manner that complies with Township, county, state and federal regulations. Applicant is further advised to be familiar with the requirements of Section 1502.6.O relating to waste disposal and on-going compliance requirements;
6. The use of the Property is limited to the uses described in the application;
7. Any violation of these conditions shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code;
8. Development must be in accordance with the plans, documents, including the application, exhibits and testimony presented to the ZHB; and
9. Any violation of the conditions imposed shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

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

Sincerely,

Dear Mr. and Mrs. Abel and Ms. O'Rourke:

This will confirm that, at a hearing on December 7, 2021, the Pequea Township Zoning Hearing Board granted your request for a Special Exception pursuant to Section 108 of the Pequea Township Zoning Ordinance to use the ground floor of the historic barn on the Property and the surrounding grounds as a special events venue for events such as weddings, bridal showers, and other similar gatherings. The Board also approved the construction of a pavilion as an additional outdoor space for the venue.


The Special Exception is subject to the following conditions:

1. Applicant shall obtain the following approvals:
 - i. Land Development approval or a waiver thereof;
 - ii. Approval of a sewage planning module for the Property;
 - iii. Building Permit for the proposed pavilion;
 - iv. Any other approvals, state, federal or county required for use of the Property as an event venue.
2. Events on the Property shall be limited to 100 guests;
3. No amplified music or other public address system shall be employed after ten o'clock p.m.
4. No additional impervious surface shall be added to the Property without the prior approval of the Zoning Officer;
5. The use is limited to the uses described in the application;
6. Applicant may have a lighted sign with permission of the Zoning Officer;
7. 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; and
8. Any violation of the conditions imposed shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

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

Sincerely,

This Meeting was adjourned at (21:07) hrs.
Respectfully Submitted
Pequea Township ZHB Secretary
Don Homsher Sr

A large, stylized handwritten signature in black ink. The signature appears to read "Ronald L. Longer" and is written in a cursive, flowing style. The letters are connected, and there are large loops, particularly around the 'R' and the 'L'. The signature is positioned in the upper right quadrant of the page.