

**PEQUEA TOWNSHIP  
ZONING HEARING BOARD  
Minutes of – June 7, 2022**

The members of the Pequea Township Zoning Board met on June 7, 2022 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, Constantine Kontonis, Jeff Kreider

**Court Reporter:**

Kelly Snyder

**ZHB Solicitor:**

Janice Longer

**Zoning Officer:**

Mark Deimler

**Old Business:**

A motion was made to approve the minutes of the 4/5/22 meeting. All Approved.

**New Business:**

Christ F Staltzfus - Variance

**Parties:**

Mr. Masterson, Mr, Staltzfus, Mr. Deimler

**The Hearing:**

Good presentation for roadside stand with more clarity.

Executive Meeting. Out:19:31 In:19:42

**Vote:**

5-0 Approved

**Decision:**

Dear Mr. Stoltzfus:

This will confirm that, at a hearing on June 7, 2022, the Pequea Township Zoning Hearing Board granted your request for zoning relief in the form of variances from the requirements of Section 1423.A.2 and B.1.a. and Section 505.A. of the Pequea Township Zoning Ordinance of 2015, as amended in November 2017.

The variance from the requirements of Section 1423.A.2, to reduce the number of required parking spaces for a roadside stand from 11 to 9 is granted subject to the following conditions:

- (i) The parking area shall include sufficient space for vehicles to turn around before exiting the Property; and
- (ii) Applicant shall not allow any parking of vehicles on Penn Grant Road.

The variance from the requirements of Section 1423.B.1.a. to allow the structure to exceed 500 square feet of area as provided in the Ordinance by 410 square feet for a total structure area of 910 square feet (inclusive of the front porch) is granted subject to the following conditions:

- (i) All other requirements of the Zoning Ordinance for a roadside stand shall be met, including without limitation that 50% of products offered for sale are produced on site; and
- (ii) Applicant shall obtain a permit from the Zoning Officer for any sign prior to installation.

The variance from the requirements of Section 505.A is granted to allow for impervious coverage of 24.8%.

All three variances are subject to the following condition:

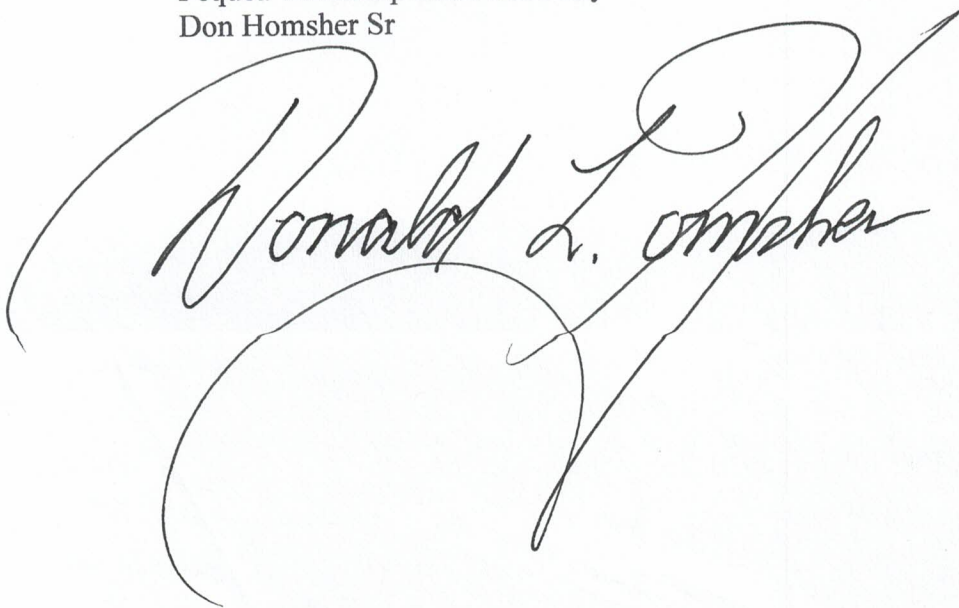
Development must be in accordance with the testimony, plans and any documents, including the application, presented to the Zoning Hearing Board.

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.  
Solicitor to the Pequea Township  
ZHB

This Meeting was adjourned at (19:51) hrs.  
Respectfully Submitted  
Pequea Township ZHB Secretary  
Don Homsher Sr

A large, stylized handwritten signature in black ink, which appears to read "Donald L. Homsher". The signature is written in a cursive, flowing style with large loops and flourishes.



Pegua Township Zoning Hearing Board  
June 7, 2022 meeting

Pegua Township Municipal Building

Sign On Sheet

Name & address

1. Chris F Stoltzfus 1166 W. Penn Grant Rd Lancaster
2. Rachel P. Stoltzfus 1166 W. Penn Grant Rd Lancaster
3. Elam Stoltzfus 443 Marticville Rd Conestoga
4. Aaron Stoltzfus 416 Frogtown Rd Pegua PA 17865
5. Jim Raifsnider 1160 W. Penn Grant Rd 17603
6. Sonya Raifsnider "
7. ~~Cynthia~~ Zopf 1164 W. Penn Grant Rd Lanc. PA. 17603
8. Tom Haas 2194 New Danville PK Lanc PA 17603
9. Brian Cooley Register Associates
- 10.