

PEQUEA TOWNSHIP ZONING HEARING BOARD AGENDA

April 4, 2023

7:00pm

Pequea Township Municipal Building

1028 Millwood Rd., Willow Street, PA 17584

- I. Call to Order
- II. Approval for continuance requested March 3, 2023, by Millwood Estates, LLC was granted by the Zoning Hearing Board on March 7, 2023. The hearing will commence on April 4, 2023 at 7:00pm at the Pequea Township Municipal Building, 1028 Millwood Rd., Willow Street, PA 17584.
- III. Approval of March 7, 2023, Continuance Request Minutes
- IV. Scheduled Hearing(s):

A request by Millwood Estates LLC for a property located at 801 Millwood Road, Willow Street, PA for the consideration of a Special Exception pursuant to Section 703.2 – multiple family dwellings and Variances pursuant to Sections 705.C.3.b.iii – side yard setback & 705.C.5 – perimeter setback, of the 2015 Pequea Township Zoning Ordinance as amended, to construct 6 multiple family buildings containing 42 dwelling units. The property is located within the R-2 Zoning District.

A request by Catherine Hershey School for Early Learning, New Danville, LLC for a property located at 393 Long Lane, Lancaster, PA for the consideration of a Special Exception pursuant to Section 903.6 to permit a principal day care facility. The property is located within the Commercial Zoning District.

Ferfeldt Investments LLC requested a continuance Tues., 4/4/23. The continuance was approved by the Zoning Hearing Board on 4/4/23. The hearing will be held on May 2, 2023.

A request by Ferfeldt Investments LLC to construct a convenience store, fueling stations, medical office building and car wash for three (3) properties located at and adjacent to 3102 Willow Street Pike, Willow Street, PA for the consideration of the following Special Exceptions:

- 1. Section 903.2 to permit a car wash on Lot No. 2.
- 2. Section 903.12 to permit a motor vehicle fuel station on Lot No. 1.
- 3. Section 1204.5 to permit disturbance in excess of either 40% of the precautionary slope area or 20% of the lot area on Lot No. 1, 2 and 3

And for consideration of the following Variances:

1. Section 1204.5 to permit the total disturbance of precautionary steep slopes to exceed 40% on Lot No. 1, 2, and 3.
2. Section 1403.1.A to permit wall heights of more than 10' on Lot No. 2 and 3.
3. Section 1405.F.1 to permit less than 50% of the required number of landscape plantings to be selected from the native plant list for the project.
4. Section 1405.G.5.A to eliminate the 5' parking landscape buffers on Lot No. 1, 2 and 3.
5. Section 1405.H to permit fewer than the required replacement trees of 25" DBH or greater for the project.
6. Section 1406.D to permit more than 2 business signs with a combined sign area of greater than 40 sf for Lot No. 1.
7. Section 1418.D.2 to permit maintained footcandles average of less than 0.9 min for the project.
8. Section 1418.E.3 and 1418.E.4 to permit lighting and lighting intensity levels to remain at 100% between 11 pm and dawn for the project.
9. Section 1418.E.9 to permit lighting sources to be visible from points off of the proposed project.
10. Section 1502.9.A and 1502.24.A to permit structures within the project to be served by private wells.
11. Section 1502.9.D to permit perimeter of parking areas and parking areas abutting a public right of way to not to have pedestrian walkways on Lot No. 1 and 3.
12. Section 1502.9.K to permit loading zones to be located other than at the rear of the buildings on Lot No. 1 and 3

The property is located within the Commercial Zoning District.

V. Adjournment