

PEQUEA TOWNSHIP ZONING HEARING BOARD AGENDA

May 2, 2023

7:00pm

Pequea Township Municipal Building

1028 Millwood Rd., Willow Street, PA 17584

- I. Call to Order
- II. Approval for continuance requested by Ferfeldt Investments LLC was granted by the Zoning Hearing Board on April 4, 2023. The hearing will commence on May 2, 2023, at 7:00pm at the Pequea Township Municipal Building, 1028 Millwood Rd., Willow Street, PA 17584.
- III. Approval of April 4, 2023, Meeting Minutes
- IV. Scheduled Hearing(s):

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