

PEQUEA TOWNSHIP PLANNING COMMISSION

MINUTES of February 2, 2012

Call to order: A regular meeting of the Pequea Township Planning Commission was held on Thursday February 2, 2012. The meeting convened at 6:33PM in the main meeting room of the township's municipal building at 1028 Millwood Road, Willow Street, PA 17584. Members of the commission in attendance were: Mrs. Lucy Gillichbauer, Mr. Michael Hess, Mr. Robert Reidenbach, Jr., Mr. Bill Schall and Mr. Fred Witmer. Others in attendance were: Mr. Donald Claussen, Mr. Ray D'Agostino, Zoning Officer Mr. Mark Deimler, Mr. Christopher Hasircoglu, Mr. Randy Hess, Mr. Randy Heilman, Mr. Roger Killian, Supervisor Robert Porterfield, Supervisor Jay Reynolds and Mr. Bill Sweirnik.

Mr. Hess moved to accept the January 5, 2012 minutes as written, seconded by Mrs. Gillichbauer. Motion carried.

Mr. Schall introduced guests Ray D'Agostino, chairman of the Lancaster County Planning Commission(LCPC) and Randy Heilman, LCPC Community Planner assigned to Pequea Township.

Zoning Officer Mark Deimler explained that the current zoning ordinance requires that special exceptions be submitted to the planning commission for review so that the planning commission may comment if it so desires, but it is not required to do so.

Mr. Claussen introduced Mr. Killian and explained the special exception request to operate an auto & light truck repair business. This enterprise will be in an existing addition attached to an accessory building on his property across from OutDoor World Campground where he operates a tree nursery. The planning commission had no objections to the request.

Mr. Hasircoglu explained his special exception request regarding a sign in excess of 144 square inches that will be located near a detached garage on his property. The purpose of the sign would be to indicate the location of the home office. Mr. Deimler commented that the intent of the zoning ordinance has been met since the sign will not be along the roadway. The planning commission had no objections to the request.

Bill Sweirnik from David Miller Associates discussed the preliminary plan for Penn Grant Commons, a proposed development on property that parallels Route 272 and spans between Penn Grant & West Willow Roads: aka the "Harnish Tract". This plan was presented to the planning commission in 2009, and resulted in action by the Board of Supervisors in 2010 on a conditional use. The property is within a residential zoning district that allows for development of a neighborhood design option. The development will be comprised of multiple types of residences to include single family dwellings, semi-detached units, condominium-owned townhouse-type residences, cottages and individual townhouse-type residences. The latter group of residences will be part of the southern end of the development and will only be accessible from Penn Grant Road. There will be a pedestrian connection between the

two clusters of housing units, but not a vehicular connection. Roadway frontage improvements have been proposed for Penn Grant and West Willow roadways as well as the construction of the extension of Cobblestone Drive with the understanding that Cobblestone Drive could possibly be offered for dedication back to Pequea Township. The remainder of the development roadways would remain private roadways maintained by the homeowners association. There will be two homeowners associations: one for the southern end and one for the northern section. Open spaces and sidewalks have been provided for in the design.

Mark Deimler commented that the developers are bound by the conditional use decision granted by a previous board of supervisors. He feels that this prior decision will be binding regardless of the outcome of the revised zoning ordinance and that any modifications to that decision will fall to the board of supervisors with the planning commission's comments.

Mr. Sweirnik commented that the final plan could reflect modifications regarding landscaping in accordance with the new zoning ordinance and requested the planning commission's consideration and recommendation to the Lancaster County Planning Commission for the plan.

Mr. Michael Hess inquired about the existing farm structures. Mr. Sweirnik said that, according to the plan, the farmhouse and other buildings including the metal pole building shall remain.

It was stated that the tract of land parallel and to the east of Route 272 is a part of the development and will become part of the homeowner's association as an open space. A discussion then ensued about what could happen to the areas designated as open space.

Mr. Heilman stated that he would craft an advisory note regarding the planning commission's concern about the open space. Mr. Reidenbach stated that the planning commission is open to suggestion regarding the open space.

Mr. Schall moved to change the meeting time to 6:30PM on the first Thursday of every month. Mr. Hess seconded. Motion carried. Mr. Reidenbach stated that we are also on record as not having a July 2012 meeting.

Mr. Reidenbach announced the resignation of Mr. Greg Layton effective February 1, 2012.

A discussion took place regarding a time frame and format for the planning commission to complete its recommendations of the revised zoning ordinance to the Board of Supervisors. Mr. Heilman offered the Lancaster County Planning Commission's services for an informal review of the revised zoning ordinance to the Pequea Township Planning Commission. He stated that this service is without cost and may expedite the process of reviewing the new ordinance. Supervisor Porterfield commented that there really isn't a timetable for the planning commission to complete its review and that "doing it right" was more important. Mr. Reidenbach suggested that in order to meet the goal of a June completion that members have read articles three thru eight for the March meeting,

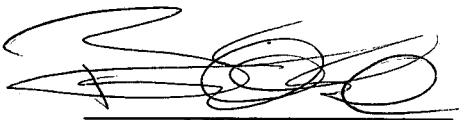
articles nine to 18 for the April meeting and articles 19 to the end for the May meeting.

Mr. Reidenbach requested that members notify other commission members of planned absences to scheduled meetings via email.

Mrs. Gillichbauer & Mr. Schall gave brief personal introductions about themselves.

Mr. Heilman asked if Pequea Township had ever considered adopting its own Subdivision and Land Development Ordinance. Mr Reidenbach stated that a customization of the model ordinance from LCPC had been worked on, and completed by, the PTPC. However the funding was unavailable to "proceed to the next stage."

The meeting was adjourned at 8:10PM.



Bill Schall, Secretary

03/01/12

Date of Approval