

PEQUEA TOWNSHIP PLANNING COMMISSION

Minutes of July 27, 2016

Call to order: A meeting of the Pequea Township Planning Commission was held on July 17, 2016 and was called to order by Robert Heckrote, Chairman of the Planning Commission who led the Pledge of Allegiance. The meeting convened at 7:00 p.m. 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: Robert Heckrote, Neil Freidly, Betsy (Herr) Montgomery, Fred Witmer, and Chris Brosey.

Others in attendance were: Mark Deimler, Barry Mellinger, and Bill Swiernik

Regular Meeting:

Mr. Heckrote motioned to approve the June minutes. Mr. Freidly seconded the motion. The minutes were approved as read.

Hometown Provisions – Landscape Plan Review

Mr. Swiernik, with David Miller/Associates, presented the landscape plan, asking relief from installing the landscape screening that is identified in the Final Plan. Mr. Mellinger has a Letter of Credit for \$14,410 and he is asking to be released from the LOC with the understanding that when future development of the plan is proposed, it be re-evaluated.

Mr. Deimler stated that the current land has an evergreen buffer in place that is more substantial than the proposed plan, and will act as a more dense screening for the neighboring properties. If the proposed plan moved forward with the new plants, the existing buffer would have to come down, which would defeat the intent of a thick buffer.

Mr. Witmer asked if the neighbor decided to cut down their buffer on their land, would there still be better screening than the proposed plan? Mr. Swiernik responded that the majority of the buffer is on the Mellinger side and there will still be a substantial buffer. Also, both lots are zoned Industrial.

Mr. Brosey proposed the question of who is responsible if the trees and plants die or get damaged? Mr. Swiernik responded that Mr. Mellinger would be responsible for the upkeep of the plants and maintenance of the buffer on his property.

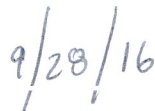
After discussion and agreement that tearing out the current buffer would leave smaller plants than what is in place, Mr. Heckrote made a motion to recommend that the Letter of Credit for \$14,410 be released under the stipulation that the current screening of plants on the Mellinger Property will be maintained by the property owner. Upon submission of the next phase, appropriate screening requirements would be met. Mr. Brosey seconded the motion, and the motion passed with all in favor.

Mr. Witmer made a motion to adjourn the meeting at 7:40pm, seconded by Mr. Freidly.

Meeting Adjourned at 7:40pm



Betsy (Herr) Montgomery
Planning Commission Secretary



Date of Approval