

**PEQUEA TOWNSHIP
ZONING HEARING BOARD
Minutes of – January 2, 2024**

The members of the Pequea Township Zoning Board met on January 2, 2024 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, Jason Kreider, Don Homsher, Constantine Kontonis

Court Recorder: Kelly Snider

ZHB Solicitor: Janice Longer

Zoning Officer: Tiffany - Mark Diemler

Old Business: A motion was made to approve the minutes of the November 7th, 2023 meeting. All approved.

New Business: DLD Investments application

1. Executive Meeting 20:45 out – 20:50 in

Reorganize Positions: Janice Longer - Solicitor.
Mark Meyer – Chair
Rob Mellinger – Vice Chair
Dom Homsher Sr. – Secretary
5-0 approved.

Parties: Brad and Kimbery Shenk, Devon Cook, Kendra Stryker, Aaron Paulik, Ryan Weaver, John Drouillard,

The Hearing: Great Presentation

Vote: 5-0 Approved

Decision:

Dear Mr. Drouillard:

At a hearing held on January 2, 2024, the Pequea Township Zoning Hearing Board made the following decision:

1. A Special Exception pursuant to Section 1605 of the Pequea Township Zoning Ordinance (“Zoning Ordinance”) is granted, to allow Applicant to store construction materials and equipment utilized in Applicant’s business in the storage area designated as such in the Application.
2. A Special Exception pursuant to Section 1603 is granted, to allow alteration of the nonconforming use of the buildings on the subject Property, to permit the relocation of a roof-mounted air make-up unit from Building A to the west side of Building B and to permit interior remodeling of the buildings and the addition of one spray booth.

3. The following conditions are imposed:
- (i) Development must be in accordance with any information, testimony, plans and documents, including the application, presented to the Zoning Hearing Board;
 - (ii) Applicant shall obtain all permits and approvals required by Township, county, state and federal laws, ordinances, and regulations relating to the operation of the construction and cabinetry business as and when required;
 - (iii) Applicant shall comply with the requirements of Section 1418.E of the Zoning Ordinance relating to outdoor lighting, except that lights shall be mounted at a maximum of 12 feet.
 - (iv) All previously imposed conditions of the Zoning Hearing Board decisions of August 3, 1976, September 13, 1988 and March 7, 2006 remain in effect except as modified herein.
4. The Appeal of the Notice of Violation is sustained, the Board having determined that Applicant maintained the previously established nonconforming use and any deviation therefrom is corrected by the grant of the relief requested in the form of special exceptions to alter or expand the nonconforming use.

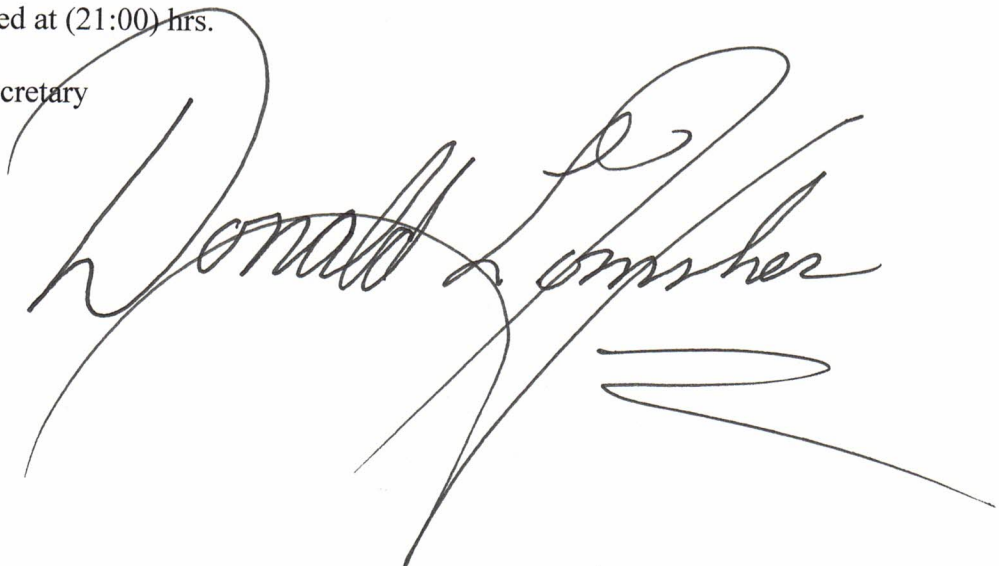
The alternative request for a variance from the requirements of Section 602 of the Zoning Ordinance is denied.

The Board has instructed me to provide you with confirmation of the Decision in my capacity as Solicitor to the Board.

Very Truly Yours,
APPEL, YOST & ZEE LLP,

Janice L.M. Longer, Esq.
Solicitor to the Zoning Hearing Board

This Meeting was adjourned at (21:00) hrs.
Respectfully Submitted
Pequea Township ZHB Secretary
Don Homsher Sr

A large, stylized handwritten signature in black ink, which appears to read "Donald Homsher". The signature is written in a cursive style with large, sweeping loops and a long horizontal tail stroke.