PEQUEA TOWNSHIP PLANNING COMMISSION
MINUTES of March 26, 2025

Call to order: A meeting of the Pequea Township Planning Commission was called to order by Robert Heckrote who led the Pledge of Allegiance. The meeting convened at 7:00 PM 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, Craig Patterson, John Birkenbine and Gary Erb
Others in attendance were: Mark Deimler (Twp Engineer), Evie Birkenbine, Mike Spiegel (Wawa), David Espenshade, Rob Hoffman (TPD), Cory Christian (Bohler), Julie VonSpreckelsen Esqr.

Regular Meeting:

Mr. Birkenbine moved to approve the December 19, 2024 minutes as written. Mr. Patterson second and the motion passed.

Wawa Subdivision and Land Development Plan:

Ms. Julie VonSpreckelsen Esqr. gave a presentation of the overall project; a Wawa with fueling station, one story Office building and two-story Medical Office building. Then Mr. Cory Christian gave more design/engineering aspects of the plan. There was much discussion related for Mr. Deimler letter dated March 3, 2025. All waivers appeared for be reasonable. There was a recommendation that Section 602.12.B, 602.12.E and 609.6B could be supported with a fee in-lieu of construction on Bumgardner Road.

Questions were asked if there was an alternate plan for a water source if section 408.1.A2/408.5 fail. The reply was that public water was not feasible and the plan would not move forward.

A concern of getting Section 403.6.A (Emergency Service review) was discussed and we were told that the developer will work with our Emergency services to resolve their issues. Mr. Christian said current Pequea Township building code does not require sprinkler systems for their proposed buildings.

Mr. Birkenbine made a motion to support all requested waivers in Mr. Deimler letter dated 3/3/2025 with the added recommendation of a fee in-lieu of construction of Sections 602.12.B, 602.12.E and 609.6B on Baumgardner Road. The motion was second by Mr. Patterson and passed with all in favor.

Mr. Heckrote made a motion to approve the plan as presented and reviewed in Mr. Deimler's 3/3/2025 letter. The motion was second by Mr. Birkenbine and passed with all in favor.

Bird-in-Hand Pet Structures:

Mr. Birkenbine made a motion to table review due to no one being present to explain. Mr. Erb second and passed with all in favor.

Mr. Birkenbine made a motion to adjourn and was second by Mr. Patterson and passed with all in favor.

Meeting Adjourned at 7:47pm

_Robert Heckrote_____ ___5/28/25_____

Robert Heckrote Date of Approval

Planning Commission Chairman