

**UPPER LEACOCK TOWNSHIP
PLANNING COMMISSION
LEOLA, PA 17540**

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The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, January 21, 2010, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Ed Hinkle, Vice Chairman Nick Ekis, Dan Rudy, and Jordan Good. Also present was Beth Hinkle, Assistant Township Manager; and Gwen Newell, Lancaster County Planning Commission.

Chairman Ed Hinkle called the meeting to order and then asked all present to rise and recite the Pledge of Allegiance.

Reorganization Meeting

The Commission accepted Jim Bennett's resignation from the Upper Leacock Township Planning Commission.

- A. Mr. Ekis made a motion to nominate and elect Ed Hinkle as **Chairman** of the Planning Commission. Mr. Rudy seconded the motion. The motion passed 4-0.
- B. Mr. Ekis made a motion to nominate and elect Dan Rudy as **Vice-Chairman** of the Planning Commission. Mr. Good seconded the motion. The motion passed 4-0.
- C. Mr. Ekis made a motion to nominate and elect Jordan Good as **Secretary** of the Planning Commission. Mr. Rudy seconded the motion. The motion passed 4-0.

Mr. Ekis made a motion to **approve** the minutes of December 16, 2009 as presented. Mr. Good seconded the motion. The motion passed 4-0.

Recognition of Guests:

All guests were welcomed.

Report of Officers and Committees:

There were no reports at this time.

Approval of Agenda:

Mrs. Hinkle added the following to the agenda under Old Business (8C): "Draft Zoning Ordinance discussion".

Subdivision/Land Development Reviews:

- A. Jim Henke, Pioneer Management, representing Stauffers of Kissel Hill-Insurance Building (Leola) sketch plan. Mr. Henke presented the sketch plan to subdivide the insurance building off from the parent tract. The goal is to separate the two parcels prior to finding a buyer for the Stauffers of Kissel Hill property. Mr. Henke stated he would be requesting six variances from the Zoning Ordinance regulations including the lot area, off-street loading areas, landscape strip, access drive, additional landscape strip, and additional time for obtaining the appropriate permits. There was a brief discussion.

Conditional Use Reviews:

- A. Kent Nolt, Conditional Use application to establish an office at 57 West Main Street, in the Mixed Use Zone. Mr. Nolt presented the proposed plan. After a brief discussion, Mr. Good made a motion to **recommend approval** of the Conditional Use application to establish an office in the Mixed Use Zone with the following conditions:
- Incorporation of the staff review comments displayed on the plans
 - Add “no backing out on Route 23” signs in the driveway

Mr. Ekis seconded the motion. The motion passed 4-0.

Old Business:

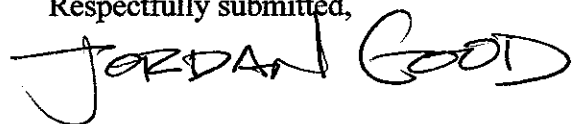
- A. *Official map* – Mrs. Hinkle stated that the Township is waiting for decisions from East Lampeter and West Earl Townships. Mr. Hinkle will follow up with a letter to these Townships.
- B. *Correspondence* – The Lancaster County Planning Commission review for the zoning text and map amendment for High Properties in East Lampeter Township was reviewed.
- C. *Draft Zoning Ordinance* – This will be added to next month’s agenda for discussion and comments.

New Business:

- A. Mark Stanley, Hartman, Underhill & Brubaker, representing Chik-fil-A, Inc. petition to amend the East Lampeter Township Zoning Ordinance and determination as to the general consistency with the Conestoga Valley Regional Comprehensive Plan. Mr. Ekis made a motion to recommend to the Supervisors that the Chik-fil-A, Inc. petition to amend the East Lampeter Township Zoning Ordinance is **generally consistent** with the Conestoga Valley Regional Comprehensive Plan. Mr. Rudy seconded the motion. The motion passed 4-0.
- B. Upper Leacock Township Planning Commission Annual Report - Mr. Ekis made a motion to **recommend approval** of the Annual Report. Mr. Good seconded the motion. The motion passed 4-0. Mr. Hinkle will present the annual report at the February Supervisor’s meeting.
- C. Correspondence – The Township Planner was reviewed.

With no further business to be discussed, Mr. Ekis made a motion to **adjourn** the regular meeting of the Upper Leacock Township Planning Commission at 7:55 p.m. Mr. Good seconded the motion. The motion passed 4-0. The next meeting will be February 17, 2010 at 7:00 p.m.

Respectfully submitted,



Jordan Good
Secretary