

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, April 21, 2010, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Ed Hinkle, Vice Chairman Dan Rudy, Nick Ekis, Jordan Good, and Nelson Oberholtzer. Also present were Beth Hinkle, Assistant Township Manager; Brian Kauffman, Rettew Associates; 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.

The Board welcomed new Planning Commission member, Nelson Oberholtzer.

Mr. Rudy made a motion to **approve** the minutes of March 17, 2010 as presented. Mr. Ekis seconded the motion. The motion passed 4-0.

**Recognition of Guests:**

All guests were welcomed. Supervisor Jim Bennett stated to the Board that he enjoyed his time working with the Planning Commission.

**Report of Officers and Committees:**

There were no reports at this time.

**Approval of Agenda:**

Mrs. Hinkle stated that item 6B under "Subdivision/Land Development Reviews" has been removed from the agenda.

**Subdivision/Land Development Reviews:**

A. *John Metzger* final subdivision plan located at 182, 186, and 188 West Main Street. Mr. Metzger presented the subdivision plans. Mr. Ekis made a motion to recommend **approval** of the John Metzger final subdivision plan with the following conditions:

1. Compliance of Rettew comments of April 21, 2010
2. Compliance of Rettew water and sewer comments of March 18, 2010
3. Compliance of the Lancaster County Planning Commission comments of March 22, 2010
4. Approval of the sewage planning module by DEP, if applicable
5. That details for landscaping be added to plans

Mr. Rudy seconded the motion. The motion passed 4-1. Mr. Hinkle opposed.

**Conditional Use Reviews:**

None

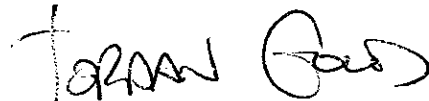
- A. *Official Map* – A committee will be formed at the recommendation of the Board of Supervisors. Supervisor Jim Bennett, representing the Upper Leacock Township Board of Supervisors, stated that costs had been communicated to West Earl Township for the map. Mr. Hinkle stated that the Lancaster County GIS Department will assist with the mapping efforts needed to work on the Official Map. The costs associated with the planning process for the Official Map update will be minimal given that the Lancaster County Planning Commission staff is more than willing to work with the region through the process. Mr. Hinkle stated that he will inform the Board of Supervisors that the Planning Commission will want to start this committee this year and will not spend over the 30 (10 hours for each township) allotted hours for this project this year. As far as this year and getting started on the project, they will not spend more than what is available for free for this year. The project will most likely take longer than one year at which time the Township's allotment will renew.

**New Business:**

- A. *Ben Bamford*, representing High Properties, Zoning Ordinance amendment petition to East Lampeter Township to develop a Campus Mixed Use District by amending the East Lampeter Township Zoning Map and Zoning Ordinance. Mr. Ekis made a motion to recommend to the Board of Supervisors that the petition is **generally consistent** with the Conestoga Valley Regional Comprehensive Plan. Mr. Good seconded the motion. The motion passed 5-0.
- B. *Lancaster County Planning Commission* breakfast on April 30, 2010 from 7:30 to 9:00 a.m. at Bird In Hand Restaurant – Mr. Ekis, Mr. Good, Mr. Hinkle, Mr. Rudy, and Mr. Oberholtzer will attend.
- C. *Correspondence* – The Township Planner (Spring 2010 edition) was included in the packets.

With no further business to be discussed, Mr. Rudy made a motion to **adjourn** the regular meeting of the Upper Leacock Township Planning Commission at 8:25 p.m. Mr. Good seconded the motion. The motion passed 5-0. The next meeting will be May 19, 2010 at 7:00 p.m.

Respectfully submitted,



Jordan Good  
Secretary