

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, May 19, 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 Brian Kauffman, Rettew Associates and Gwen Newell, Lancaster County Planning Commission. Absent was Beth Hinkle, Assistant Township Manager.

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

Mr. Rudy made a motion to **approve** the minutes of April 21, 2010 as presented. Mr. Ekis seconded the motion. The motion passed 4-0. (Mr. Oberholtzer was not present at this time.)

Recognition of Guests:

All guests were welcomed.

Report of Officers and Committees:

There were no reports at this time.

Approval of Agenda:

Mr. Hinkle added Amos S. Stoltzfus and Abner Zook, Sewage Planning Modules, to the Subdivision/Land Development Reviews as "B" and "C" respectively.

Subdivision/Land Development Reviews:

- A. *Eid* – Craig Bonenberger from McCarthy Engineering, representing the Eid land development plan located at 2264 New Holland Pike, Lancaster. Mr. Bonenberger presented the plans. After reviewing the waiver requests and review comments, the following motions were made:
1. Mr. Ekis made a motion to recommend that the Board of Supervisors **approve** the waiver of Section 303, Preliminary Plan Application, based upon the justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township and resubmit the plans labeled as Preliminary/Final Land Development Plans. Mr. Rudy seconded the motion. The motion passed 5-0.
 2. Mr. Good made a motion to recommend that the Board of Supervisors **approve** the waiver from Section 402.03.4, Existing Features within 200 feet of Subject Tract, from the requirement to show existing features located within two hundred (200) feet of the subject tract based upon the justification provided. Mr. Ekis seconded the motion. The motion passed 5-0.
 3. Mr. Good made a motion to recommend that the Board of Supervisors **deny** the deferral of the sidewalks under Section 604.01.c, Sidewalks. It was recommended that sidewalks be put in across the entire front of both parts of the property. Mr. Ekis seconded the motion. The motion passed 5-0.

4. Mr. Ekis made a motion to recommend that the Board of Supervisors **approve** the Eid Land Development plan located at 2264 New Holland Pike, Lancaster, with the following conditions:
 - a. Compliance of Rettew's Land Development comments dated May 19, 2010
 - b. Compliance of outstanding water and sewer comments
 - c. Compliance of Lancaster County Planning Commission comments dated April 12, 2010
 - d. Approval of the sewage planning module by DEP, if applicable
 - e. That the neighboring property, "motel", remove the bush that is in the clear-sight triangle

Mr. Rudy seconded the motion. The motion passed 5-0.

5. Mr. Good made a motion to recommend that the Board of Supervisors implement part of the deferral for the sidewalks at the Motel since the Planning Commission is recommending that the sidewalks be put on both sides of the Motel as part of this plan. Mr. Ekis seconded the motion. The motion passed 5-0.
- B. *Amos S. Stoltzfus*, Sewage Planning Module - Mr. Rudy made a motion to recommend that the Board of Supervisors **approve** the execution of the Sewage Planning Module for Amos S. Stoltzfus plan. Mr. Ekis seconded the motion. The motion passed 5-0.
- C. *Abner Zook*, Sewage Planning Module - Mr. Good made a motion to recommend that the Board of Supervisors **approve** the execution of the Sewage Planning Module for the Abner Zook plan. Mr. Oberholtzer seconded the motion. The motion passed 5-0.

Conditional Use Reviews:

There were no Conditional Use Reviews at this time.

Old Business:

- ✦ *Official Map/Committee Appointees* - Mr. Hinkle stated that the Committee will consist of Jack Younker, Jim Bennett, and himself and will be open to the public.
- ✦ The *LCPC Regional Breakfast* was held on April 30, 2010. There was some discussion regarding the minimum lot size of a farm. Mr. Hinkle stated that there are ten acre farms in Upper Leacock Township. Not only is the lot size based on Clean and Green but it was also based on the consensus of the desires of the Amish resident farmer. It was agreed that a ten acre farm is not sustainable. Mr. Oberholtzer made a motion to recommend to the Board of Supervisors, as far as the draft zoning ordinance revisions, to change the minimum lot size for a farm from 10 acres to 20 acres. Mr. Ekis seconded the motion. The motion passed 5-0.

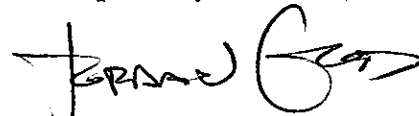
New Business:

There was no New Business at this time.

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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 8:00 p.m. Mr. Oberholtzer seconded the motion. The motion passed 5-0. The next meeting will be June 16, 2010 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jordan Good". The signature is stylized with a large, looped "G" at the end.

Jordan Good
Secretary