

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, June 16, 2010, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Ed Hinkle, Nick Ekis, Jordan Good, and Nelson Oberholtzer. Also present were Beth Hinkle, Assistant Township Manager and David Porter, Rettew Associates. Vice Chairman Dan Rudy was absent.

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

Mr. Ekis made a motion to **approve** the minutes of May 19, 2010 as presented. Mr. Oberholtzer seconded the motion. The motion passed 4-0.

**Recognition of Guests:**

The Board welcomed David Porter, Rettew Associates, who is filling in for Brian Kauffman.

**Report of Officers and Committees:**

There were no reports at this time.

**Approval of Agenda:**

Mrs. Hinkle stated that there was no change to the agenda. However, there were several items at their seats for the Board's review such as: the latest Rettew review for Amos and Aaron Stoltzfus, a new response for the Eby Cemetery plan from Roger Fry, and a new Rettew review for Stauffers of Kissel Hill.

**Subdivision/Land Development Reviews:**

- A. **Amos S. Stoltzfus** – Mr. Roger Fry, Fry Surveying, representing the Amos S. Stoltzfus final subdivision plan located at 2317 Stumptown Road, Bird in Hand, presented the plan.
1. Deferment request, Section 402.05.3 and Section 609 (SALDO), Storm Water Management Plan. Mr. Good made a motion to recommend **approval** of the deferment request for a storm water management plan with the following conditions:
    - ◆ That the applicant provides a storm water management plan to the satisfaction of the Township at the time of building permit application on Lot 1

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

2. Final subdivision plan. Mr. Good made a motion to recommend **approval** of the subdivision plan for Amos S. Stoltzfus with the following conditions:
  - ◆ Compliance with Rettew's general comments of June 14, 2010
  - ◆ Lancaster County Planning Commission comments of May 25, 2010
  - ◆ Approval of the sewage planning module by DEP

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

B. Eby Cemetery – Mr. Roger Fry, Fry Surveying, representing Eby Cemetery Association lot add-on plan located at 51 West Eby Road, presented the plan. Mr. Ekis made a motion to recommend **approval** of the lot add-on for Eby Cemetery with the following condition:

- ♦ Compliance with Lancaster County Planning Commission comments of May 25, 2010

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

C. SKH Insurance Building – Mr. Todd Shoaf, Pioneer Management and Mr. Jim Stauffer representing SKH Insurance Building preliminary/final land development plan located at 2466 New Holland Pike, Lancaster. Mr. Shoaf presented the plan and waiver requests.

1. Waiver request, Section 303 (SALDO), Preliminary Plan Processing - Mr. Good made a motion to recommend **approval** for the waiver request for preliminary plan processing. Mr. Oberholtzer seconded the motion. The motion passed 4-0.
2. Waiver request, Section 402.03.4 (SALDO), Existing Features within 200' of the Subject Tract. Mr. Ekis made a motion to recommend **approval** for the waiver request for existing features within 200' of the subject tract based on the alternative provided, see Pioneer letter dated April 21, 2010. Mr. Oberholtzer seconded the motion. The motion passed 4-0.
3. Waiver request, Section 402.03.5 (SALDO), Existing Features within the Subject Tract. Mr. Good made a motion to recommend **approval** for the waiver request for existing features within the subject tract based on the alternative provided, see Pioneer letter dated April 21, 2010. Mr. Ekis seconded the motion. The motion passed 4-0.
4. Waiver request, Section 602.03 (SALDO), Improvements to Existing Streets. Mr. Ekis made a motion to recommend **approval** for the waiver request for improvements to existing streets based upon the justification provided, see Pioneer letter of April 21, 2010. Mr. Oberholtzer seconded the motion. The motion passed 4-0.
5. Waiver request, Section 611.03 (SALDO), Street Trees. Mr. Good made a motion to recommend **approval** for the waiver request for street trees based upon the alternative provided and subject to the applicant depicting and labeling the referenced trees on the plans indicating species, diameter, drip line, and to verify that it does not pose a conflict with the clear sight triangle. Mr. Ekis seconded the motion. The motion passed 4-0.
6. Preliminary/final land development plan. Mr. Ekis made a motion to recommend **approval** for the preliminary/final land development for the Stobro Insurance Building with the following conditions:

- ◆ Compliance with Rettew's general comments of June 11, 2010
- ◆ Compliance of outstanding water and sewer comments
- ◆ Compliance of Lancaster County Planning Commission comments of May 25, 2010
- ◆ Deferral Agreement for Sidewalks

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

D. David K. and Ruth S. Beiler – Brian Masterson, Register Associates, representing the David K. and Ruth S. Beiler lot add-on plan located at 515A Gibbons Road, Bird In Hand. Mr. Masterson presented the plan.

1. Sewage planning module - Mr. Ekis made a motion to **execute** the sewage planning module for David K. and Ruth S. Beiler lot add-on plan. Mr. Good seconded the motion. The motion passed 4-0.
2. Lot add-on - Mr. Good made a motion to recommend **approval** of the lot add-on plan for David K. and Ruth S. Beiler with the following conditions:
  - ◆ Compliance with the Lancaster County Planning Commission comments of May 25, 2010
  - ◆ Approval of the sewage planning module by DEP

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

**Conditional Use Reviews:**

There were no Conditional Use Reviews at this time.

**Old Business:**

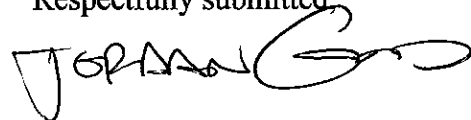
- A. *Farm acreage statistics* – Mrs. Hinkle gave some information obtained from Gwen Newell, Lancaster County Planning Commission. Ms. Newell wanted to supply the Board with statistics on the acreage of farms 10 to 20 acres, 20 to 40 acres, 40 to 60 acres, and 60 to 150 acres. Copies of the marked-up maps were distributed. Mrs. Hinkle stated there have been two petitions for AG security areas that will not show on the maps because they are going through the 180 day process.
- B. *Official Map* – Mr. Hinkle stated that the County has come up with some guidelines on how they will handle the Official Map and has decided to treat it as a region rather than individual townships. This is a work in progress.
- C. *Draft Zoning Ordinance* - Mr. Hinkle stated that Upper Leacock Township's corrections are being made and East Lampeter Township has turned their part over to their Planning Commission for review. They have not been heard from West Earl at this time.

**New Business:**

- A. Urban Enhancement Fund Grant – Mrs. Hinkle stated that the Township is applying for an Urban Enhancement Fund Grant which will be used to pave the parking lots and driveway at the Community Building. In order to apply for this grant, the project must show it is consistent with the Comprehensive Plan. Mrs. Hinkle cited some examples of how it is consistent with the Comprehensive Plan and asked the Planning Commission to endorse the Grant stating that it does comply with the Comprehensive Plan. Mr. Ekis made a motion to **sign** the letter for a UEF Grant Application. Mr. Good seconded the motion. The motion passed 4-0.
  
- B. Tour of Worship Center – Mrs. Hinkle stated the Worship Center has invited the Planning Commission to take a tour of their new facilities. Mrs. Hinkle will make arrangements for the tour.

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 8:30 p.m. Mr. Oberholtzer seconded the motion. The motion passed 4-0. The next meeting will be July 21, 2010 at 8:30 p.m.

Respectfully submitted,



Jordan Good  
Secretary