

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, July 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; Gwen Newell, Lancaster County Planning Commission; and David Porter, Rettew Associates.

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 June 16, 2010 as presented. Mr. Oberholtzer seconded the motion. The motion passed 5-0.

Recognition of Guests:

All guests were welcomed!

Approval of Agenda:

Mrs. Hinkle stated that the Board members were each given an addendum to the agenda. Included in this addendum were some reviews from Roger Fry for the Fry and Ben Fisher Lot add-on plans. Also added to the agenda was #6, D through H.

Subdivision/Land Development Reviews:

- A. Abner Zook – Mark Deimler, Strausser Surveying, representing Abner Zook final subdivision and lot add-on plan located at 293 Zooks Lane, presented the plan.
1. Waiver deferral request, Section 301 (SWMO), Section 402.05.3 (SALDO) and 609 (SALDO), Storm Water Management Plan - Mr. Good made a motion to recommend **approval** of the waiver request to defer the 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 for lot 2

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

2. Waiver request, Section 402.03.1, Existing Conditions - Mr. Ekis made a motion to recommend **approval** of the waiver request for Existing Conditions with the following conditions.
 - ♦ That the applicant provides topography to the satisfaction of the Township at the time of building permit for lot 2

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

3. Waiver request, Section 403.01, Plan Scale - Mr. Rudy made a motion to recommend **approval** of the waiver request for Plan Scale with the following conditions:
 - ♦ That the applicant provides as an alternative, the Existing Features Plan with a scale of 200'=1" in order to show the entire property on one plan sheet

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

4. Final subdivision and lot add-on plan - Mr. Good made a motion to recommend **approval** of the final subdivision and lot-add on plan for Abner Zook with the following conditions:
 - ♦ Compliance with Rettew's comments of July 9, 2010
 - ♦ Approval of the sewage planning module by DEP

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

- B. Benjamin Fisher – Roger Fry, Fry Surveying, representing Benjamin Fisher preliminary/final subdivision plan located at 409 South Groffdale Road, Gordonville, presented the plan.

1. Waiver request, Section 602.13 (SALDO), Sight Distance - Mr. Good made a motion to recommend **approval** of the waiver request for sight distance with the following conditions:

- ♦ Alternative provided in the Fry waiver request letter of June 23, 2010

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

2. Preliminary/final subdivision plan - Mr. Ekis made a motion to recommend **approval** of subdivision plan for Benjamin Fisher with the following conditions:

- ♦ Compliance with Rettew's comments of July 7, 2010
- ♦ Compliance of Lancaster County Planning Commission comments of June 14, 2010
- ♦ Approval of the sewage planning module by DEP

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

- C. Roger Fry – Roger Fry, Fry Surveying, representing the Fry Lot add-on plan located at 23 South Hershey Avenue, presented the plans - Mr. Ekis made a motion to recommend **approval** of the lot add-on plan for Roger Fry with the following conditions:

- ♦ Compliance with Lancaster County Planning Commission comments of July 12, 2010

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

- D. Roger Fry, Fry Surveying, representing Malinda Stoltzfus land development plan located at 98 South Groffdale Road, Leola, sewage planning module - Mr. Good made a motion to **approve and execute** the sewage planning module for Malinda Stoltzfus land development plan. Mr. Rudy seconded the motion. The motion passed 5-0.
- E. Roger Fry, Fry Surveying, representing Benjamin Fisher land development plan located at 409 South Groffdale Road, Gordonville, sewage planning module - Mr. Rudy made a motion to **approve and execute** the sewage planning module for Benjamin Fisher land development plan. Mr. Oberholtzer seconded the motion. The motion passed 5-0.
- F. Roger Fry, Fry Surveying, representing Eby Cemetery lot add-on located at 51 West Eby Road, Leola, mylars - Mr. Ekis made a motion to **approve and execute** the mylars for Eby Cemetery lot add-on. Mr. Rudy seconded the motion. The motion passed 5-0.
- G. John Metzger land development plan located at 182-188 West Main Street, Leola, Form B-Planning Waiver and Non-Building Declaration - Mr. Ekis made a motion to **approve and execute** the non-building declaration for John Metzger land development plan. Mr. Oberholtzer seconded the motion. The motion passed 5-0.
- H. STOBRO (SKH) Insurance Building land development plan located at 2466 New Holland Pike, Lancaster, mylars - Mr. Ekis made a motion to **approve and execute** the mylars for STOBRO Insurance Building. Mr. Rudy seconded the motion. The motion passed 5-0.

Conditional Use Reviews:

There were no Conditional Use Reviews at this time.

Old Business:

- ◆ Farm acreage percentage was presented by Gwen Newell. Of the 238 farms in the Township, 34% of the farms in the Township are 60-100 acres, 25% are 40-50 acres, 24% are 20-40 acres, and 17% are 10-20 acres. There was a brief discussion regarding the handout Ms. Newell gave out to the Commission members.
- ◆ Planning Commission Tour of the Worship Center-August 18, 2010 at 5:30 p.m. Mrs. Hinkle stated that the Worship Center is offering a tour and dinner for any member interested.

Report of Officers and Committees:

- *Official Map Committee update* – Mr. Hinkle stated that the Committee met and asked the County to come up with an Inter-municipal Agreement between the three townships saying that we are doing a regional official map and by doing so it allows us to ask the County for regional resources as compared to individual township resources. The County provides a certain amount of free mapping hours from GIS to a township. Ms. Newell explained the process for the Official Map.

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- *Draft Zoning Ordinance* - Mr. Hinkle stated that he has not heard anything from East Lampeter Township or West Earl Township regarding the Draft Zoning Ordinance.

New Business:

- *Township Planner* - A copy of the Township Planner was included in the packets. Mrs. Hinkle asked the Board to refer to page 44 where it talks about local government consolidation at the County level.
- Supervisor Jim Bennett was in the audience and had some concerns regarding sidewalks and advertising meeting agendas. There was a brief discussion.

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 9:10 p.m. Mr. Rudy seconded the motion. The motion passed 5-0. The next meeting will be August 18, 2010 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "JORDAN GOOD". The signature is written in a cursive, slightly stylized font.

Jordan Good
Secretary