

The 2339th meeting of the Upper Leacock Township Board of Supervisors was held on Thursday, March 17, 2022 at 6:30 p.m. Chairman Ron Simmons, present; Vice Chairman Harold J. Leaman, present VIA Zoom; Supervisor Nelson Bard, present; Township Manager Michael H Morris, present; Solicitor William Cassidy, present; Township Engineer Brian Kauffman, present and Secretary/Media Coordinator Joy Witmer, present.

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

Vice Chairman Leaman made a motion to **approve** the February 17, 2022 minutes. Supervisor Bard seconded the motion. The motion passed.

Conditional Use Hearing

Villas at Twin Maples - 2355 New Holland Pike - Conditional Use Application

In attendance Tom Nehilla, Barley & Snyder; Brent Good, ELA Group; Nate & Valarie Kapp, Developer; Ivan R. Stoltzfus, Charles, Wendy and Scott Fitts and Carolyn Groff, neighbors to proposed development.

Mr. Nehilla explained the property is 8 acres and proposed on the site would be 83 apartments, garage units with the landscape business that exists on the property remaining.

Mr. Good discussed and showed plans for rainwater runoff that would connect to an existing concrete pipe at the Worship Center across route 23. Also presented were three different designs for the apartment buildings, contingent upon height allowance from the Township. There would be an outside patio area with a fire pit as well as a fenced in dog yard (30x50) for the tenants pets.

Wendy Fitts asked Mr. Good about the water runoff to her adjoining property. He stated that with the curbing that will be installed it should make the water runoff even better than it is now.

Mr. Stoltzfus asked Mr. Good how the children and pets will be kept away from the adjoining field. There is a safety issue with equipment that work the fields. Mr. Good stated there are no plans at the time for a fence, but it would be considered. He also stated that these apartments are geared more towards young adults and or older adults wanting to downsize.

Mr. Good mentioned the Planning Commission would like to see more of a natural screening between the apartments and the landscape business on the property and also a rendering of the property from the view of route 23. These requests will be granted.

Township Manager Michael H Morris asked about the Recreation area and if that would include a walking path. A connecting walking trail to the Worship Center is a possibility, Nathan Kapp reached out to them on Wednesday, March 16, 2022 but had not had a response for the meeting. This walking trail would likely connect to Eurofins and continue on to South Market Square.

Vice Chairman Leaman asked if the Hearing could be left open until the April 21, 2022 meeting. This would allow more information from the Worship Center regarding the walking path that would connect to Eurofins and Market Square South to be discussed. Chairman Simmons and Supervisor Bard agreed.

The Conditional Use Hearing of Villas at Twin Maples will continue on Thursday April 21, 2022 during the regularly scheduled Board of Supervisors meeting beginning at 6:30 p.m.

Recognition of Guests:

None

Public Comments:

None

Old Business:

None

New Business:

Supervisor Bard made a *motion to approve Resolution 2022-06, Resolution for Plan Revision for New Land Development to revise the Township's Act 537 Official Sewage Facilities Plan for the Villas at Twin Maples project at 2355 New Holland Pike.* Vice Chairman Leaman seconded the motion. The motion passed.

Supervisor Bard made a *motion to approve the Land Development Waiver Request for the Emanuel and Mary King property at 622 Musser School Road, contingent upon addressing all zoning requirements, submitting and gaining approval of a stormwater management plan meeting the ULT SWM Ordinance and all outside agency approvals, and securing appropriate building and zoning permits; or table or deny the request.* Vice Chairman Leaman seconded the motion. The motion passed.

Supervisor Bard made a *motion to approve Resolution 2022-07, Resolution for Plan Revision for New Land Development to revise the Township's Act 537 Official Sewage Facilities Plan for the Aaron Fisher project at 673 Millcreek School Road.* Vice Chairman Leaman seconded the motion. The motion passed.

Supervisor Bard made a *motion to approve Resolution 2022-08, Resolution for Plan Revision for New Land Development to revise the Township's Act 537 Official Sewage Facilities Plan for the Dale R. Groff project at 181 East Main Street.* Vice Chairman Leaman seconded the motion. The motion passed.

Supervisor Bard made a *motion to approve the 6th Amendment of the 1983 Sewage Capital Contribution and Treatment Agreement. This amendment covers two action items, one is the inclusion of the Dart flows into our flow total and eliminates some reconciliation of flows at the end of the year. The second item does not impact ULTMA, but it is the transfer of the Manor Township flows from the City to LASA.* Vice Chairman Leaman seconded the motion. The motion passed.

Vice Chairman Leaman made a *motion to approve the Memorandum of Understanding between the Lancaster County Conservation District and Upper Leacock Township.*

Supervisor Bard seconded the motion. The motion passed.

Zoning Officer Report:

No comments

Planning Commission:

No comments

Supervisors Concerns:

Vice Chairman Leaman mentioned that the snow fencing that was put up this winter was a good investment in time and labor. Mr. Morris said he would pass along the message to the public work employees.

Supervisor Bard asked if there was an update on the "Little Library". Mr. Morris read an email he received about the "Little Library". Hoping to have it installed in May.

Solicitors Report:

Supervisor Bard made a *motion to approve Ordinance 2022-02 of Upper Leacock Township, Lancaster County, Pennsylvania, to allow for and to regulate small wireless facilities within the public rights-of-way in the Township.* Vice Chairman Leaman seconded the motion. The motion passed.

Payment of Bills:

February 12, 2022 to March 14, 2022

GENERAL	\$352,597.94
WATER	\$137,841.61
SEWER	\$69,825.76
STORMWATER	\$728.49
TOTAL	\$560,993.80

STATE/LIQUID FUELS PAYMENTS \$968.40
Rettew \$968.40

TOTAL GENERAL FUND RECEIPTS \$401,481.83

Vice Chairman Leaman made a *motion to pay bills totaling \$560,993.80.* Supervisor Bard seconded the motion. The motion passed.

Correspondence:

There were no additional comments on the **MS4 Periodic Report Review** letter.

There were no additional comments on the letter from the Lions Club about **20th Annual Lions 5K Country Run.**

Manager's Report:

Supervisor Bard made a ***motion to approve the Municipal Building Rent Agreement between Upper Leacock Township and Upper Leacock Township Municipal Authority.*** Vice Chairman Leaman seconded the motion. The motion passed.

There was a discussion about the bridge on S. Maple Avenue. This bridge is not safe and in need of repair even for a horse and carriage to drive over. The decision was made to close the bridge with no repairs. There will be barriers placed at the bridge and on the bridge to cover a large hole. PennDot has a gate on the "Goat Path" that needs to be closed as well.

Executive Session: 8:40 p.m.

The regular meeting reconvened at 9:30 p.m.

With a motion by Vice Chairman Leaman and seconded by Supervisor Bard, the meeting was **adjourned** at 9:31 p.m. The next meeting of the Board of Supervisors is scheduled for April 21, 2022 at 6:30 p.m. at the Upper Leacock Township Municipal Building.

Respectfully Submitted,



Michael H Morris
Township Manager