

The 2342nd meeting of the Upper Leacock Township Board of Supervisors was held on Thursday, June 16th, 2022 at 6:30 p.m. Chairman Ron Simmons, present; Vice Chairman Harold Leaman, present; 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.

Supervisor Bard made a motion to **approve** the **May 19th, 2022** minutes. Chairman Simmons seconded the motion. The motion passed.

Conditional Use Hearing

160 West Main Street Application – Mr. Levin stated he owned the property at 160 W. Main Street. It is a large house that is 3 story with a full basement, five bedrooms, living room, dining room and kitchen. He feels the house is too big to rent as one unit and would like to make it 3 units so it would be able to control the tenants better than having it as one large unit with a large family renting.

Supervisor Bard made a ***motion to approve the conditional Use application for 160 West Main Street, contingent upon addressing the comments in RETTEW's March 18, 2022 review letter.*** Vice Chairman Leaman seconded the motion. The motion passed.

Recognition of Guests:

There were no guests.

Public Comments:

None

Old Business:

None

New Business:

Rutters lot 1A – 368 West Main Street Preliminary/Final Subdivision Plan and Final Land Development Plan.

Waiver/Modifications

Vice Chairman Leaman made a ***motion to approve waiver of SALDO Section 303 – Preliminary Plan Processing, contingent upon addressing all preliminary and final plan requirements to the satisfaction of the Township.*** Supervisor Bard seconded the motion. The motion passed.

Supervisor Bard made a ***motion to approve SALDO Section 604.02.5 – Vertical Curbs to allow 6" curb reveal in parking lots instead of 8".*** Vice Chairman Leaman seconded the motion. The motion passed.

Preliminary/Final Subdivision Plan

Vice Chairman Leaman made a *motion to approve the preliminary/Final Subdivision Plan for Lands of M&G Realty along S.R. 0023 – Lots 1 and 1A, contingent upon addressing all comments in RETTEW's May 24, 2022 review letter.* Supervisor Bard seconded the motion. The motion passed.

Final Land Development Plan

Supervisor Bard made a *motion to approve the Final Land Development Plan for West Main Street Leola, LLC (368 West Main Street), contingent upon addressing all comments in RETTEW's May 24, 2022 review letter.* Vice Chairman Leaman seconded the motion. The motion passed.

Rezoning Request – ALS, E. Main, LLC – 61 Hess Road Leola PA – Joseph and Ada Stoltzfoos

Tom Nehilla of Barley Snyder presented for Joseph and Ada Stoltzfoos. This 9-acre property is an "L" shaped property zoned Agriculture and is surrounded by Light Industrial properties. They are asking for approval to move forward with the petition to rezone this property to Light Industrial.

Vice Chairman Leaman made a *motion to move forward with the rezoning petition and send it to the Lancaster County Planning Commission, the Upper Leacock Townships Planning Commission, schedule a Public Hearing and send it to East Lampeter Township.* Supervisor Bard seconded the motion. The motion passed.

Kettering/Strawberry Street – extension request

Supervisor Bard made a *motion to approve a 6-month extension until December 16, 2022 for the Kettering / Strawberry Street.* Vice Chairman Leaman seconded the motion. The motion passed.

Zoning Officer Report:

No comments

Planning Commission:

No comments

Supervisors Concerns:

Chairman Simmons asked when the Route 23 project would be completed. Township Manager Mr. Morris stated it will hopefully be completed by July 4th.

Chairman Simmons also asked if there was an update on School Drive. Mr. Morris said he would get an update for him.

Supervisor Bard asked if the minimum lot size square footage requirement for a multi-family dwelling should be reviewed in the Mixed-Use Zoning District of the Township Zoning Ordinance.

Solicitors Report:

Draft Ordinance Amending the Township's existing Noise Ordinance to address the discharge of consumer fireworks.

Vice Chairman Leaman made a *motion to advertise the Ordinance Amending the Township's existing Noise Ordinance to address discharge of consumer fireworks.* Supervisor Bard seconded the motion. The motion passed.

Payment of Bills:

May 12, 2022 to June 10, 2022

GENERAL	\$281,139.85
WATER	\$126,259.36
SEWER	\$91,929.11
STORMWATER	\$0.00
TOTAL	\$499,328.32

STATE/LIQUID FUELS PAYMENTS \$348.75
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TOTAL GENERAL FUND RECEIPTS \$371,262.75

Supervisor Bard made a *motion to pay bills totaling \$499,328.32.* Chairman Simmons seconded the motion. The motion passed.

Correspondence:

None

Manager's Report:

Motion to accept Resolution 2022-10 Costs for Fire Department Review of Solar Array Permits

Sam Huber of Upper Leacock Fire Company was asked to make a list of items he looks for when approving plans for solar panels and send it to Township Manager Michael Morris. Mr. Morris will share those notes with the Zoning Officer as well as with the Township Building Code inspectors for discussion.

Leola Community Park Hours discussion

The Supervisors agreed to keep the hours the same at the park. They also agreed to allow dogs in the park if they are kept on a leash. Dogs must be cleaned up after so, Doggy Bag Dispensers will be installed at the park. A fine will of \$300.00 will be issued for anyone caught not cleaning up after their dog. Mr. Morris will have signs made and installed at the park.

Executive Session began at 8:00 p.m. the regular session of the Board of Supervisors reconvened at 8:55 p.m.

Personnel

Vice Chairman Leaman made a motion to approve a bonus for all employees. Supervisor Bard seconded the motion. The motion passed.

With a motion by Supervisor Bard and seconded by Vice Chairman Leaman, the meeting was **adjourned** at 8:55 p.m. The next meeting of the Board of Supervisors is scheduled for July 21, 2022 at 6:30 p.m. at the Upper Leacock Township Municipal Building.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Michael H Morris', with a long horizontal flourish extending to the right.

Michael H Morris
Township Manager