

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, September 20, 2017, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Chris Brown, Nick Ekis, Michelle Hoover and Lee Gernert. Also present were Ben McCue, Township Zoning Officer, Brian Kauffman, Township Engineer, and Brad Stewart of the Lancaster County Planning Commission.

Chairman Chris Brown called the meeting to order.

Minutes:

Mr. Ekis made a motion to approve the minutes of the August 16, 2017 meeting with the following corrections/clarifications: the Benjamin Beiler project was tabled for lack of representation from the applicant to answer the PC's questions; and the Hmong Alliance Church was tabled due to an incomplete application that did not satisfy the requirements of §905. Mr. Gernert seconded the motion. The motion passed.

Recognition of Guests:

None

Reports of Officers and Committees:

None

Approval of Agenda:

No changes were made to the agenda as presented.

Subdivision/Planning Module Reviews:

None

Conditional Use Reviews:

None

Old Business:

- A. *Benjamin Beiler* – 171 Newport Road – Jason Shaner of Impact Engineering presented an overview of the project. A dwelling is proposed to be attached to the northwest corner of the existing house. While there is public sewer adjacent to the property along Newport Road, the proposed dwelling will be greater than 150' from the sewer main, and therefore, does not need to be connected to the public sewer. Mr. Ekis made a motion to recommend approval of the Planning Module Component 4A for this property. Mr.

Gernert seconded the motion. The motion passed.

New Business:

- A. *Heritage Pathway & New Holland Borough's Proposed Route 23 Traffic Relief Route and Welsh Mountain Preserve Hiking/Biking Trail Concept Plan.* Mr. Ekis and Mr. Kauffman shared information from the July 27, 2017 Heritage Pathway presentation to municipal officials. Key items shared were the decision of the group to remove the buggy path from the project; and the request by NHB to include a traffic relief route as part of the project. The County indicated to NHB that the trail project couldn't move forward and be funded if it contained a roadway project. In the alternative, NHB requested that the trail be designed within the right-of-way to potentially accommodate a future roadway.
- B. *Gateway Commercial Properties – 304 E. Main St. –* The applicant presented its case for rezoning the rear portion of its tract, south of the railroad tracks. The Commission agreed that the zoning boundary should follow the property line, and that this rezoning would allow an existing ULT business to expand in ULT and keep jobs locally. Mr. Ekis made a motion to recommend approval of the requested rezoning petition. Mr. Gernert seconded the motion. The motion passed.
- C. *Rezoning Adjacent to the Gateway Commercial Properties Site –* As requested by the Board of Supervisors, the Commission discussed whether the properties adjacent to the Gateway property should be considered for rezoning. The Commission noted that considerable time was spent in preparing the current Zoning Ordinance and Map, and at the time of adoption, only one property owner raised concerns with the proposed Map. With this thought in mind, the Commission recommended that the Township consider each rezoning request on its own merits, and not spend the Township's resources evaluating adjoining properties unless those property owners request a change in zoning.

With no further business to be discussed, Mr. Ekis made a motion to **adjourn** the meeting of the Upper Leacock Township Planning Commission at approximately 7:35 p.m. Mr. Gernert seconded the motion. The motion passed. The next meeting is scheduled and advertised for October 18, 2017 at 7:00 p.m. in the Upper Leacock Township Community Building.

Respectfully submitted,



Michelle Hoover
Secretary