

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, October 18, 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 Judy Hertzler. Also present were Ben McCue, Township Zoning Officer and Brian Kauffman, Township Engineer.

Chairman Chris Brown called the meeting to order.

**Minutes:**

Mr. Ekis made a motion to table approval of the minutes of the September 20, 2017 meeting. Ms. Hoover seconded the motion. The motion passed. The Commission asked that detailed minutes of the September 20, 2017 meeting be presented at the November meeting for review and approval.

**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:**

- A. *David Z. Glick* – 38 West Eby Road – Mr. Ekis moved to recommend approval of the Planning Module Component 4A for this development. Ms. Hoover seconded. The motion passed.
- B. *Sylvan Stoltzfus* – 195 Horseshoe Road – Roger Fry presented the Lot Add-On Plan on behalf of the applicant and discussed the applicant's responses to Solanco's October 3, 2017 review letter.

Mr. Ekis moved to approve the Lot Add-On Plan, conditioned upon:

- a. Addressing the comments in Solanco's October 3, 2017 review letter;
- b. Recognizing the LCPC's October 11, 2017 review letter. Note that the Commission had a consensus that the Township should not initiate rezoning of the tract, as the LCPC suggested. The Commission felt that a request for rezoning should be initiated by the property owner, if desired.
- c. Removing the proposed improvements from the plan. The Commission strongly recommended that the Township not approve the Lot Add-On Plan with improvements shown, and that the improvements should be handled separately through the Township Staff and Engineer. Further, the Commission recommended that the Applicant should submit a waiver of Land Development request, as the Commission believes the proposed development, with 2 buildings, meets the definition of Land Development as presented in the Township's SALDO.

Ms. Hoover seconded the motion. The motion passed.

- C. **Barry Krick** – 296 Newport Road – Barry Krick presented his Land Development Plan to the Commission.

Based on RETTEW's recommendation, Mr. Ekis moved to recommend approval of a modification to Section 602.18.3 of the SALDO to not require a sight triangle on the adjacent Wedge Acres property. Ms. Hoover seconded the motion. The motion passed.

Mr. Ekis moved to recommend approval of the land development plan conditioned upon addressing the comments in RETTEW's October 18, 2017 review letter. Ms. Hoover seconded the motion. The motion passed.

**Conditional Use Reviews:**

None

**Old Business:**

- A. **Rezoning** – As requested by the Board of Supervisors, the Commission revisited the question of reevaluating zoning boundaries within the Township, and reiterated its discussion from the September 20, 2017 meeting. 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. Chairman Brown offered to discuss this item directly with the Board of Supervisors on behalf of the Commission, if desired.

**New Business:**

None

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 7:45 p.m. Ms. Hoover seconded the motion. The motion passed. The next meeting is scheduled and advertised for November 15, 2017 at 7:00 p.m. in the Upper Leacock Township Community Building.

Respectfully submitted,



Michelle Hoover  
Secretary