

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, March 20, 2019, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Nick Ekis, Lee Gernert, Michelle Hoover, Judy Hertzler and Nelson Dagen. Also present were Ben McCue, Assistant Township Zoning Officer, Brad Stewart, Lancaster County Planning Commission, and Brian Kauffman, Township Engineer.

Chairman Ekis called the meeting to order.

Minutes:

Mr. Gernert made a motion to approve the minutes of the December 19, 2018 meeting. Mr. Dagen seconded the motion. The motion passed.

Recognition of Guests:

None

Reports of Officers and Committees:

None

Approval of Agenda:

Mr. Gernert moved to approve the Agenda as presented. Mrs. Hoover seconded. Motion passed.

Subdivision/Planning Module Reviews:

- **Sundance Car Wash Expansion – Waiver of Land Development – 118 W. Main Street** – Todd Shoaf of Pioneer Management presented the Plan and request for waiver of Land Development on behalf of Brian Hollinger of Leisure Living, Inc. Existing facilities within the car wash are at their useful life. The building will be expanded by 854 square feet. Portions of the expansion will occur on both the north and south sides of the building. There will be no additional impervious area on the lot. The truck bay will be removed and a new automatic bay will be added in its place. New water reclamation facilities will be added, which is expected to reduce the water usage at the facilities.

Mr. Gernert moved to recommend approval of the waiver of Land Development request, with the conditions listed in RETTEW's March 5, 2019 review letter. Mr. Hoover seconded the motion. Motion passed.

- **Market Square South - Garman Subdivision Preliminary/Final Subdivision Plan** – Jim Henke of Pioneer Management presented the Plan on behalf of

Garman Builders. The plan is proposing 19 single family homes and 100 apartments for 119 total dwelling units.

Mr. Gernert moved to recommend approval of the following waivers and modifications, as recommended by RETTEW in its March 20, 2019 letter:

SALDO Section 402.02.1 – Plan Scale

SALDO Section 602.06 – Required Connection to Existing Stub Streets

SALDO Section 602.09 – Minimum Centerline Horizontal Curve Radius

SALDO Section 602.14 – Permanent Cul-de-Sac Street Length – With the condition that the cul-de-sac is not dedicated to the Township.

SALDO Section 602.18.3.b – Clear Sight Triangle for Access to More than Ten (10) Parking Spaces - With the following conditions:

- Stop bars are provided at the intersections.
- The available and required safe stopping sight distances (SSSD) are provided to verify that the intersections meet the minimum requirements.

SALDO Section 602.18.4 – Horizontal and Vertical Alignment of Access Drives

SWMO Section 308 – Volume Control

Mr. Gernert further moved to recommend approval of the following waiver/modification, which was submitted to the Planning Commission in Pioneer Management's letter of March 20, 2019 (and is attached to these minutes):

SALDO Section 607.03 – Pedestrian Easement Width

Mr. Gernert further moved to recommend approval of the following waiver, which was requested verbally by the applicant during the meeting. The applicant will follow-up with a written request:

SALDO Section 303 – Preliminary Processing – With the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

Mr. Dagen seconded all of the recommended waivers and modifications. Motion passed.

Mr. Gernert moved to recommend approval of the Preliminary/Final Subdivision & Land Development Plan for South Market Square, subject to addressing the comments in RETTEW's March 20, 2019 review letter. Mr. Dagen seconded the motion. Motion passed.

- **David W. Stoltzfoos – Planning Module – 232/234 S. Groffdale Road** – Ben McCue presented the revised Sewage Planning Module. This Module has been submitted and approved by the Township previously, but PADEP rejected it since the replacement on-lot system soils testing was conducted on the opposite side of the stream from the dwelling. The testing has been redone, this time on the same side of the stream as the dwelling. No other changes were made to the previously approved Module. Mr. Gernert moved to recommend approval of the submitted Sewage Planning Module. Mrs. Hoover seconded the motion. Motion passed.

Conditional Use Reviews:

None

Old Business:

None

New Business:


None

Public Comments:

None

With no further business to be discussed, Mr. Dagen made a motion to adjourn the meeting of the Upper Leacock Township Planning Commission! Mrs. Hoover seconded the motion. The motion passed. The next meeting is scheduled and advertised for April 17, 2019 at 7:00 p.m. in the Upper Leacock Township Community Building.

Respectfully submitted,



Michelle Hoover
Secretary