

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, April 17, 2019, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Chairman Nick Ekis, Lee Gernert, Michelle Hoover and Nelson Dagen. Also present were Ben McCue, Assistant Township Zoning Officer, and Brian Kauffman, Township Engineer.

Chairman Ekis called the meeting to order.

Minutes:

Mr. Dagen made a motion to approve the minutes of the March 20, 2019 meeting. Mr. Gernert seconded the motion. The motion passed.

Recognition of Guests:

None

Reports of Officers and Committees:

None

Approval of Agenda:

Mr. Dagen moved to approve the Agenda as presented. Mrs. Hoover seconded. The motion passed.

Subdivision/Planning Module Reviews:

David W. Stoltzfoos - Final Subdivision Plan – 232 South Groffdale Road – Kevin Witmier of Impact Engineering Group presented the Plan on behalf of Mr. Stoltzfoos.

The following waivers and modifications were discussed:

SALDO Section 402.01.1 and 4.03.1 – Plan Scale – The applicant has requested a modification of the requirement to use a plan scale of a maximum of one (1) inch equals fifty (50) feet. In the alternative, the applicant has proposed to use plan scales as presented. Match lines have been avoided whenever possible. Other plan sheets in the set have been provided at a scale less than the maximum permitted. Mr. Gernert moved to recommend approval of this request with the condition that all text is enlarged for legibility. Mrs. Hoover seconded the motion. The motion passed.

SALDO Sections 402.04.12 and 608 – Survey Monuments - The applicant has requested a modification of the requirement to use concrete monuments. In the alternative, the applicant has proposed to use steel pins to mark all required property corners. Steel pins are effective and meet industry standards. Mr. Gernert moved to approve this

modification request based upon the justification provided with the condition that at least two concrete monuments are indicated on the plan, located in an area adjacent to each other, and set. Mrs. Hoover seconded the motion. The motion passed.

SWMO Section 303.C – Design Standards - The applicant has requested a modification of the requirement to use a 15" pipe for the storm sewer. In the alternative, the applicant proposes to use 12" HDPE Smooth Lined Pipe to convey runoff from the proposed drainage inlets of the stormwater bed. The 12" pipes are able to handle the water flow as documented in the provided stormwater report. The applicant states the use of 12" HDPE Smooth Lined Pipe is an acceptable industry standard. Mr. Gernert moved to recommend approval of this modification request based upon the alternative and justification provided. Mrs. Hoover seconded the motion. The motion passed.

Mr. Gernert moved to recommend approval of the David W. Stoltzfoos Final Subdivision Plan, contingent upon the applicant satisfactorily addressing the comments in RETTEW's December 18, 2018 review letter. Mr. Dagen seconded the motion. The 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. Mr. Gernert seconded the motion. The motion passed. The next meeting is scheduled and advertised for May 15, 2019 at 7:00 p.m. in the Upper Leacock Township Community Building.

Respectfully submitted,



Michelle Hoover
Secretary