

**UPPER LEACOCK TOWNSHIP  
MEETING OF THE TOWNSHIP SUPERVISORS - #2340  
161 NEWPORT ROAD, LEOLA  
April 21<sup>st</sup>, 2022 – 6:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Minutes of the March 17<sup>th</sup>, 2022 Supervisors meeting (*Motion to approve, approve with corrections, table, or disapprove the minutes of the previous meeting*) **Pg. 3-6**
4. Hearings
  - A. **Villas at Twin Maples Continuation** – conditional use application – (*Motion to approve, approve with conditions, table or deny the Conditional Use application for the Villas at Twin Maples project at 2355 New Holland Avenue*)
5. Recognition of Guests
6. Public Comments
7. Old Business
8. New Business
  - A. **Dart Container - Truck Dock and Employee Parking - Modification of Section 308 of the SWM Ordinance** (*Motion to approve a modification to Section 308 of the Stormwater Management Ordinance to allow the installation of rain gardens for water quality treatment in lieu of volume control infiltration, since the infiltration rates on the site are too low to permit the applicant to meet the volume control requirements.*) **Pg. 7-8**
  - B. **Dart Container - Truck Dock and Employee Parking - Financial Security** - (*Motion to set the financial security amount for the Truck Dock and Employee Parking project at Dart Container at \$55,844.80.*) **Pg. 7-8**
  - C. **EG Outdoor Products (formerly Fillmore Container and True Form Plastics) - Final Land Development Plan** - (*Motion to approve, approve with conditions or deny the Final Land Development Plan for E.G. Outdoor Products at 2570 Horseshoe Road, contingent upon addressing the comments in RETTEW's 3/18/22 review letter and coordinating fire service with the Upper Leacock Fire Company.*) **Pg. 9-16**
  - D. **EG Outdoor Products – Financial Security Reduction Request No. 1** (*motion to approve or approve with conditions the reduction of financial security for the EG Outdoor Products property to \$227,747.00 contingent upon the applicant addressing the four E&S issues in RETTEW's 4/14/22 review letter.*)
  - E. **King Garden Apartments - 2624, 2626 & 2628 Creek Hill Rd - Land Development Waiver Request** - (*Motion to approve the Land Development Waiver Request for King Garden Apartments at 2624, 2626 and 2628 Creek Hill Road, contingent upon meeting all zoning requirements and securing appropriate building and zoning permits; or table or deny the request.*) **Pg. 17-29**
  - F. **Kettering Leola - Time Extension for Review of Revised Final and As-Built Plan** - (*Motion to accept the grant of extension to June 16, 2022 to review the Revised Final and As-Built Plan for the Kettering Leola subdivision on Strawberry Street.*) **Pg. 30**

**G. Elam and Mary Esh - 286 Monterey Rd - Financial Security Reduction Request No. 1 -**  
*(Motion to reduce the financial security amount for the Elam and Mary Esh property at 286 Monterey Road to \$7,198.75 currently, and to completely release the financial security upon receipt of an acceptable as-built plan and post-construction infiltration testing.)* **Pg. 31-32**

**H. Amos & Sadie Lapp - 305 Quarry Rd - Sewage Facilities Planning Module -** *(Motion to approve Resolution 2022-09, Resolution for Plan Revision for New Land Development to revise the Township's Act 537 Official Sewage Facilities Plan for the Amos and Sadie Lapp project at 305 Quarry Road)* **Pg. 33**

- 9. Zoning Officers Report – **see attached** **Pg. 34-40**
- 10. Planning Commission Minutes – **see attached** **Pg. 41-43**
- 11. Supervisors’ Concerns
- 12. Solicitor’s Report
- A. Draft Zoning Ordinance Extended Stay Hotel** **Pg. 44-45**
- 13. Payment of Bills *(Motion to pay bills)* **Pg. 46-54**
- 14. Correspondence
  - A. LIMC Trick-or-Treat policy** **Pg. 55-57**
  - B. DEP Approval Letter Act 537 Planning 2570 Horseshoe Road Development** **Pg. 58-59**
  - C. Letter from Diane Arment – Noise Ordinance Amendment Suggestion** **Pg. 60**
- 15. Executive Session – Managers Report
  - A. Personnel**
  - B. Litigation Update**
- 16. Adjournment **(Motion to adjourn meeting)**