

UPPER LEACOCK TOWNSHIP
MEETING OF THE PLANNING COMMISSION
Thursday -December 28, 2023 – 7:00 p.m.
161 Newport Road, Leola, PA 17540

1. Call to Order
2. Reading of the minutes from **November 15th, 2023**
3. Recognition of Guests
4. Reports of Officers and Committees
5. Approval of Agenda (**Motion to approve agenda**)
6. Old Business
 - **Kapp Development Group LLC, The Villa At Twin Maples Preliminary / Final Land Development Plan, 2355 New Holland Pike**

Waivers/Modifications

Section 303 - Preliminary Plan Processing (SALDO)

Motion to recommend approval, tabling or denying the request for waiver of Section 303 - Preliminary Plan Processing, contingent upon satisfying all preliminary and final plan requirements to the satisfaction of the Township.

Section 602.18.3.b – 100' Clear-Sight Triangle for more than Ten Off-Street Parking Spaces (SALDO)

Motion to recommend approval, tabling or denying the request for waiver of Section 602.18.3.b – 100' Clear-Sight Triangle for more than Ten Off-Street Parking Spaces.

Section 602.18.4 – Access Drives shall conform to Minor Street Design (SALDO)

Motion to recommend approval, table or deny the request for waiver of Section 602.18.4 – Access Drives shall conform to Minor Street Design

Section 303.C.a.4 – Minimum Pipe Size in Areas outside of Public Street Right of Way (SWMO)

Motion to recommend approval, table or deny the request for waiver of Section 303.C.a.4 – Minimum Pipe Size in Areas outside of Public Street Right of Way

Section 303.C.e.2 – Energy Dissipater (SWMO)

Motion to recommend approval, tabling or denying the request for waiver of Section 303.C.e.2 – Energy Dissipater

Section 607.05 (SALDO) and Section 401.H (SWMO) – Storm Water Easements shall have a minimum width of 20 ft. (SALDO)

Motion to recommend approval, table or deny the request for waiver of Section 607.05 – Storm Water Easements shall have a minimum width of 20 ft.

Preliminary/Final Land Development Plan

Motion to recommend approval, approval with conditions, table or deny the Preliminary / Final Land Development Plan for Kapp Development LLC, The Villa At Twin Maples (2355 New Holland Pike), contingent upon addressing all comments in RETTEW's November 9, 2023, review letter.

7. New Business

- **Jerry and Denise Wenger, 1592 Hunsecker Road Lot Add- On Plan**

Motion to recommend approval, approval with conditions, tabling or denying the Lot Add-On Plan for Jerry and Denise Wenger at 1592 Hunsecker Road

- **Michael S. Stoltzfus, 194 S. Groffdale Road, Stormwater Management Plan**

Waivers/Modifications

Section 303 - Preliminary Plan Processing (SALDO)

Motion to recommend approval, tabling or denying the request for waiver of Section 303 - Preliminary Plan Processing, contingent upon satisfying all preliminary and final plan requirements to the satisfaction of the Township.

Stormwater Management Plan

Motion to recommend approval, approval with conditions, tabling or denying the Stormwater Management Plan for Michael Stoltzfus, 194 S. Groffdale Rd., contingent upon addressing all comments in RETTEW's December 20, 2023, review letter.

8. Public Comments

9. Adjournment (**Motion to adjourn the meeting**)