

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Thursday, August 24, 2023, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Lee Gernert, Michelle Hoover, Judy Hertzler, and Douglas Crawford. Also present were Kara Kalupson of RETTEW Associates, the Township engineer, and Lisa Boyd, Township Zoning Officer.

Chairman Gernert called the meeting to order.

Minutes:

Mr. Crawford moved to approve the minutes of the July 27, 2023, meeting. Ms. Hoover seconded the motion. The motion passed.

Recognition of Guests:

Wendy, Chuck and Scott Fitts
Jeff Long
Ivan R Stoltzfus

Reports of Officers and Committees:

None

Approval of Agenda:

Ms. Hoover moved to approve the agenda, and Ms. Hertzler seconded the motion. The motion passed.

Old Business:

None

New Business:

- **Kapp Development Group LLC, The Villas at Twin Maples Preliminary / Final Land Development Plan, 2355 New Holland Pike**

The applicant has submitted a Preliminary / Final Land Development Plan for the development of an 83-Multi-Family Unit Development on an 8-acre parcel. The project received Conditional Use approval with conditions in 2022. The applicant is requesting 4 waivers/modifications of the SALDO and 3 waivers/modifications of the SWMO. RETTEW Associates provided a letter of review dated August 17, 2023. There were comments and concerns noted from the audience regarding the proposed recreation/playground area, and proposed stormwater management facilities.

Preliminary/Final Land Development Plan

Ms. Hoover made a motion to table the Preliminary / Final Land Development Plan for Kapp

Development LLC, and Ms. Hertzler seconded the motion. The motion passed.

- **Hannah Bucklin, Conditional Use Application, 38 S. Hershey Avenue**

The applicant has submitted a Conditional Use Application to replace an existing 12' x 20' storage structure with a new smaller structure. The purpose of the improvement is to operate a salon business. The property is zoned Mixed Use (MU) and is 0.28 acres. There is an existing single-family dwelling on the property where the applicant currently resides.

Ms. Hoover made a motion to recommend approval of the Conditional Use Application contingent upon addressing the comments in RETTEW's August 16, 2023, review letter and all subsequent review letters. Mr. Crawford seconded the motion. The motion passed.

Public Comments:

There were no public comments.

With no further business to be discussed, Ms. Hoover moved to adjourn the meeting of the Upper Leacock Township Planning Commission, and Ms. Hertzler seconded the motion. The motion passed. The next meeting is scheduled and advertised for Thursday, September 28, 2023, at 7:00 p.m. in the Upper Leacock Township Municipal Building.

Respectfully submitted,



Michelle Hoover
Secretary