

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Wednesday, November 15, 2023, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Lee Gernert, Nelson Dagen, Michelle Hoover, and Douglas Crawford. Also present were Lisa Boyd, Zoning Officer (via Teams) and Kara Kalupson of RETTEW Associates, the Township engineer.

Chairman Gernert called the meeting to order.

**Minutes:**

Mr. Dagen moved to approve the minutes of the September 28, 2023, meeting. Mr. Crawford seconded the motion. The motion passed.

**Recognition of Guests:**

Guests were present to discuss the plans for the Villa At Twin Maples, and provided input during the discussion.

**Reports of Officers and Committees:**

None

**Approval of Agenda:**

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

**Old Business:**

None

**New Business:**

- **Talat & Ferial Eid, 2282 New Holland Pike, Land Development Plan**  
The applicant submitted Land Development plans to convert an existing barn to an 8-unit motel with office addition in 2015 and constructed most of the improvements in 2019 - the required curb and sidewalk along Route 23 was not constructed. In 2023, the applicant prepared an HOP application for review and approval to construct the curb and sidewalk. Due to the unique circumstances of the property and the existing joint-use driveway, PennDOT recommended that the concrete curb requirement be waived for this project. The proposed sidewalk is located outside the PennDOT right-of-way and is planned to be constructed.

Waivers/Modifications

**Section 604.02 (SALDO) Concrete Curb**

Mr. Dagen made a motion to recommend approval of the waiver of Section 604.02 (SALDO) that requires concrete curbing and Mr. Crawford seconded the motion. The motion passed.

- **Bareville Woodcraft, 54 Farmland Road, Sketch Plan Review**

The applicant is proposing to remove an existing warehouse and build a new 20,000 sf warehouse, 5,000 sf workshop, three storage buildings, parking, and an access drive to the adjacent industrial site that includes a stream crossing.

No action taken.

- **Bareville Fire Company, 211 E. Main Street, Sketch Plan Review**

The applicant is proposing to build a garage next to the existing firehouse.

No action taken.

- **Kapp Development Group LLC, The Villa 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. A resident who lives adjacent to the property voiced concerns on the proposed open space/recreation area provided on-site, and indicated that the proposed open space area does not comply with the requirements outlined in the Conditional Use Decision.

Preliminary/Final Land Development Plan

Mr. Dagen made a motion to table the Preliminary / Final Land Development Plan for Kapp Development LLC, The Villa at Twin Maples (2355 New Holland Pike, and Mr. Crawford seconded the motion. The motion passed.

**Public Comments:**

There were no public comments.

With no further business to be discussed, Mr. Crawford moved to adjourn the meeting of the Upper Leacock Township Planning Commission, and Mr. Dagen seconded the motion. The motion passed. The next meeting is scheduled and advertised for Thursday, December 21, 2023, at 7:00 p.m. in the Upper Leacock Township Municipal Building.

*Upper Leacock Planning Commission*

*November 16, 2023*

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Respectfully submitted,

A handwritten signature in cursive script that reads "Michelle Hoover CM".

Michelle Hoover

Secretary