

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

The monthly meeting of the Upper Leacock Township Planning Commission was held on Thursday, December 28, 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 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 November 15, 2023, meeting, and Mr. Crawford seconded the motion. The motion passed.

Recognition of Guests:

Guests were present to discuss the plans for the Villa at Twin Maples but did not speak at this time.

Reports of Officers and Committees:

None

Approval of Agenda:

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

Old 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 waivers/modifications of the SALDO and of the SWMO. RETTEW Associates provided a letter of review dated November 9, 2023.

Waivers/Modifications

Section 303 - Preliminary Plan Processing (SALDO)

Mr. Dagen made a motion to recommend approval of the waiver of Section 303 - Preliminary Plan Processing, contingent upon satisfying all preliminary and final plan requirements to the satisfaction of the Township and MR. Crawford seconded the motion. The motion passed.

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

Mr. Crawford made a motion to recommend approval of the waiver of Section 602.18.3.b – 100' Clear-Sight Triangle for more than Ten Off-Street Parking Spaces and Ms. Hoover seconded the motion. The motion passed.

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

Mr. Dagen made a motion to recommend approval of the waiver of Section 602.18.4 – Access Drives shall conform to Minor Street Design and Mr. Crawford seconded the motion. The motion passed.

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

Mr. Crawford made a motion to recommend approval of the waiver of Section 303.C.a.4 – Minimum Pipe Size in Areas outside of Public Street Right of Way and Mr. Dagen seconded the motion. The motion passed.

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

Mr. Dagen made a motion to recommend approval of the waiver of Section 303.C.e.2 – Energy Dissipater and Ms. Hoover seconded the motion. The motion passed.

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

Mr. Crawford made a motion to recommend approval of the waiver of Section 607.05 – Storm Water Easements shall have a minimum width of 20 ft. and Ms. Hoover seconded the motion. The motion passed.

Preliminary/Final Land Development Plan

Mr. Dagen made a motion to recommend approval of 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 and all subsequent review letters. Mr. Crawford seconded the motion and the motion passed.

New Business:

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

The applicant is the owner of two adjacent parcels, Lot 1 and Lot 2, and is proposing to transfer/add approximately 1 acre of land to Lot 1 from Lot 2.

Mr. Dagen made a motion to recommend approval of the Lot Add-On Plan for Jerry and Denise Wenger at 1592 Hunsecker Road, and Ms. Hoover seconded the motion. The motion passed.

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

The applicant is proposing to build an 8,184 square foot commercial building, parking area, and stormwater management facilities on a 2.9-acre parcel that includes a single-family residence and an existing commercial building. The applicant received Zoning Hearing Board approval to expand an existing non-conforming use, increase the maximum lot area and coverage, modify the screening requirements between an adjacent property, and an exemption from providing outdoor lighting.

Mr. Crawford made a motion to table the Stormwater Management Plan for Michael Stoltzfus, 194 S. Groffdale Rd based on the applicant's request, and Mr. Dagen seconded the motion. The motion passed.

Public Comments:

Jeff Long and Sam Huber commented on the Land Development plan for Twin Maples.

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, January 25, 2024, at 7:00 p.m. in the Upper Leacock Township Municipal Building.

Respectfully submitted,

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

Michelle Hoover
Secretary