

UPPER LEACOCK TOWNSHIP PLANNING COMMISSION LEOLA, PA 17540

The monthly meeting of the Upper Leacock Township Planning Commission was held on Thursday, January 25, 2024, at 7:00 p.m. at the Upper Leacock Township Offices. The following members were present: Lee Gernert, Nelson Dagen, Judy Hertzler, 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 December 28, 2023, meeting, and Mr. Crawford seconded the motion. The motion passed.

Recognition of Guests:

None

Reports of Officers and Committees:

None

Approval of Agenda:

Ms. Hertzler moved to change the agenda by moving Reorganization to the end of the agenda and Mr. Dagen seconded the motion. The motion passed.

Old Business:

None

New Business:

- **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.

Waivers/Modifications

Sections 402/403 – Preliminary/ Final Land Development Plan Processing (SALDO)

Mr. Dagen moved to recommend approval of the waiver of Sections 403 and 404- Preliminary and Final Plan Processing, contingent upon satisfying all preliminary and final plan requirements to the satisfaction of the Township. The plan will be processed as a Stormwater Management Plan. Mr. Crawford seconded the motion and the motion passed.

Stormwater Management Plan

Mr. Dagen moved to recommend approval of the Stormwater Management Plan for Michael Stoltzfus, 194 S. Groffdale Rd., contingent upon addressing all comments in RETTEW's December 20, 2023, review letter and subsequent review letters, and Mr. Crawford seconded the motion. The motion passed.

- **L&S Sweeteners, 358 E. Main Street Sketch Plan**
(No action required)

The applicant owns property that includes an existing access drive, parking and loading spaces, and stormwater management facilities including a detention basin. The applicant is proposing to construct an approximately 14,629 SF building addition to their existing building for additional storage purposes and upgrade the existing stormwater management facilities to comply with the current stormwater management regulations. There are no plans to add employees, increase sewer and or water capacity, or increase truck traffic in the area. The primary purpose of the building addition is to store finished product on-site rather than at off-site locations. An interior driveway connects this parcel with the adjacent parcel on the east side which is also owned by the applicant. The applicant had questions regarding the landscaping and clear-sight triangle requirements and will follow-up directly with the zoning officer prior to submitting the land development plans.

Public Comments:

None

Reorganization

Ms. Hertzler moved to nominate Mr. Gernert to continue as Chairman and Mr. Crawford seconded the nomination. The motion passed.

Mr. Gernert moved to nominate Mr. Dagen to continue as Vice Chairman and Ms. Hertzler seconded the nomination. The motion passed.

Ms. Hertzler moved to nominate Ms. Hoover to continue as Secretary and Mr. Dagen seconded the motion. The motion passed.

With no further business to be discussed, Mr. Dagen 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, February 23, 2024, at 7:00 p.m. in the Upper Leacock Township Municipal Building.

Respectfully submitted,



Michelle Hoover
Secretary