

Tulpehocken Township Planning Commission Meeting
April 2, 2015

Present: Gary Deck, Laverne Frey, Robert Sattazahn, Ray Daub, Scott Hetrick, John Zimmerman, Chris Hartman, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:37 p.m. and continued with the pledge to the American Flag.

Reorganization for 2015: The Planning Commission members placed a paper ballot vote for Vice-Chairman. The Planning Commission Secretary read the votes aloud, five votes for Scott Hetrick as Vice-Chairman and one vote for John Zimmerman. Scott Hetrick is the Planning Commission Vice-Chairman for 2015.

The minutes from the February 5, 2015 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 10, 2015 for this plan. Louie Hurst, the developer for Mountain Meadows was present to discuss this plan. Since the housing market is slower than expected, Mr. Hurst wanted to discuss the possibility of selling 27.756 acres to the Crouse family who own land adjacent to this parcel. The tract of land for sale contains 27.756 acres. Mr. Hurst stated that there would still be 6.5 acres for active recreation facilities for the Township. The required open space for this plan would only need to be 3.1 acres.

The Planning Commission would like the Recreation Board to review the Land Sale Plan that Louie Hurst has presented at their April 23, 2015 meeting. The Planning Commission would like their written input prior to the next meeting, May 7, 2015.

The Township Solicitor would like to review the recorded Phase I plan and an approved preliminary plan for the entire development.

Camp Calvary: No discussion. Time expires September 25, 2015.

Joseph D. Halteman Dairy Operation: The Township Engineer reviewed this plan with the Planning Commission. The following waiver requests were addressed:

- Section 302 – Requires submitting a preliminary plan for approval prior to submitting a final plan. They are requesting to submit the plan as a combined preliminary/final because the plan is minor in scope, limited to the proposal of a single poultry barn and no facilities are being offered for public dedication. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver for Section 302. Ray Daub seconded the motion. All in favor, motion carried.*
- Section 303.1.B. – Requires the plan to provide precise bearings and distance for the entire tract and all boundaries are accurately labeled (including boundary line monuments). They are requesting a waiver of this section due to the location being over one hundred feet from any other property line, no property boundaries will be impacted and monuments have been

located. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver for Section 303.1.B. Laverne Frey seconded the motion. All in favor, motion carried.*

- Section 303.1.L. – This section requires the plan to provide a certificate of Accuracy to be signed and sealed by a surveyor. They are requesting a waiver of this section because Red Barn Consulting Inc. had their licensed engineers survey the site and they are permitted to seal topography surveys, monuments have been located in the field, and Hershey Surveying Inc. will review and certify the Deed Plot prior to final plan approval. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the waiver for Section 303.1.L. Scott Hetrick seconded the motion. All in favor, motion carried.*
- Section 307.B.1.a. – This section requires a minimum of 48 inch of separation between the bottom of the basin and the limiting zone. Waiver request was submitted due to test results for the infiltration facility provide a minimum of 24 inch of separation, the PA BMP Manual only requires a minimum of 24 inches of separation, and there is no public dedication being offered. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver for Section 307.B.1.a. John Zimmerman seconded the motion. All in favor, motion carried.*

Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional Preliminary/Final plan approval with the conditions listed below. Laverne Frey seconded the motion. All in favor, motion carried.

- *The comments in the Ludgate Engineer review letter dated March 5, 2015.*
- *Financial and maintenance agreements.*
- *Review the possibility of extending the driveway up to the pond for fire control. The Township Engineer and local Fire Chief will evaluate this next week.*

New Plans: None.

Walk-In Discussions: None.

Other Business: None.

Ray Daub made a motion to adjourn the meeting at 9:03 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary