

Tulpehocken Township Planning Commission Meeting
August 7, 2014

Present: Robert Sattazahn, John Zimmerman, Scott Hetrick, Gary Deck, Matt Mack, Michelle Mayfield and Heather Claman.

The Planning Commission meeting began at 7:36 p.m.

The minutes from the July 3, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 8, 2014. No discussion.

Camp Calvary: Time expires September 24, 2014. No discussion.

Martin Farm Annexation: The applicant's surveyor has issued a written request for the Township to re-affirm this plan since the Township granted conditional plan approval in April 2014. The plan needs to be recorded within 90 days of the approval. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the request to re-affirm the plan. Scott Hetrick seconded the motion. All in favor, motion carried.*

Mervin & Julia Martin Poultry: The applicant's Developer was present to discuss the plan. There are additional notes that will be added to the plan per the Township Engineer's review letter dated August 7, 2014.

The Planning Commission stated where monuments should be placed for this plan. One on the South side of the property along Greenville Road at the property line and the second placed on the South side of the property along Camp Swatara Road at the property line. If a monument cannot be placed along Camp Swatara Road, then the second monument should be placed on the West side of the property where three properties join. This would be where the Kreider, Hoover and Martin property boundary line.

In addition to the requirements in Section 301.D, the Developer will need to include a note on the Plan to hold the Township harmless with regards to directing drainage onto the adjoining lot. The Developer will email the Township Solicitor this note for approval.

The applicant's surveyor submitted a couple waiver requests:

- Section 205.1 Preliminary Plan. The Developer requested a combined submission Preliminary/Final. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 205.1. John Zimmerman seconded the motion. All in favor, motion carried.*

- Section 310.B. Riser. A riser or other acceptable outfall shall be provided at the outlet of all detention basins and constructed of precast or poured in place concrete with controlled orifices. A trash rack or similar apparatus should be provided to prevent debris from entering the riser. This plan will have a 4 inch PVC riser for Basins A & B. Basin C & D meet the intent of the Ordinance. There will be a trash rack installed. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 310.B for Basins A & B. Scott Hetrick seconded the motion. All in favor, motion carried.*
- Section 311.E. Minimum Grade and Size. All storm drain pipes shall be designed to maintain a minimum grade of one half percent and have a minimum inside diameter of 15 inches. This plan will have a 4 inch riser with a 6 inch pipe for Basins A & B. Basins C & D meet the intent of the Ordinance. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 311.E for Basins A & B. John Zimmerman seconded the motion. All in favor, motion carried.*

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional Preliminary/Final Plan approval with the following conditions. John Zimmerman seconded the motion. All in favor, motion carried.

- *The conditions of the Ludgate Engineering review letter dated August 7, 2014*
- *Monument placement*
- *PennDot permit*
- *Note on plan stating to hold the Township harmless with regards to directing drainage onto the adjoining lot*
- *Maintenance and Stormwater Agreements*

New Plans:

Village Estates: This is a final plan submission for sixteen single family semi-detached homes and one single family detached home along Lancaster Avenue in Mt. Aetna. The Developer submitted a sample of an Acknowledgement of Stormwater Management Facilities maintenance requirements for property lot owners to complete. The Township Solicitor would like to review this document and will inform the Developer of their opinion. The Township Engineer's review letter was discussed and the Developer will satisfy the comments noted. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional Final Plan approval with the following conditions. Gary Deck seconded the motion. All in favor, motion carried.*

- *The conditions of the Ludgate Engineering review letter dated July 3, 2014*
- *Maintenance and Stormwater Agreements*

Walk-In Discussions: None.

Other Business: None.

Gary Deck made a motion to adjourn the meeting at 9:20 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary