

**Tulpehocken Township Planning Commission Meeting
December 6th, 2012**

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

The Planning Commission meeting began at 7:30 p.m.

The minutes from the November 8th, 2012 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 17, 2013.

Camp Calvary: *Ray Daub made a motion to recommend to the Board of Supervisors to grant the Time Extension to March 12th, Scott Hetrick seconded the motion. All in favor, motion carried.*

New Plans:

Teen Challenge Annexation Plan: This property is located at 33 Teen Challenge Road and is owned by Teen Challenge Training Center c/o Bruce White, Chief Financial Officer. The total tract net areas are 297.73. After the annexation it will be 281.9 acres. The additional acreage will be annexed to Michael & Katrina Oberholtzer-. Attending the meeting were the owners of Teen Challenge, the buyer and Mr. and Mrs. Oberholtzer, who is receiving the annexation piece along with the Engineer from Bogia Engineering.

The Plan was submitted as a Subdivision but under the definition is an Annexation Plan which it was reviewed under. The PC discussed providing a plan that depicts the existing building locations to determine if the existing buildings would now meet all the setback requirements. The PC also discussed if the proposed lot lines could be straightened out and not have as many jogs in it. The owner and the purchaser were going to meet together to discuss. Also was discussed was the location and number of monuments. After the lots lines are revised the PC will determine the number and location of monuments. *There were no motion made and the applicant is to bring in revised plans per Ludgate Engineering Review and the PC recommendations.*

Walk-In Discussions:

Charles Fair – 40 Summer Mountain Road did not attend. The Township Engineer said he would reach out to Mr. Fair to discuss his property and what he would like to do.

Other Business:

Meeting Dates for 2013

Ray Daub made a motion to recommend to the Board of Supervisors to continue to meet the first Thursday of the month and at the same time of 7:30pm except July 1st, 2013 which is a Monday because of the Holiday. Scott Hetrick second the motion. All in favor, motion carried.

Gary Deck made a motion to adjourn the meeting at 8:40 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Matthew Mack, Township Engineer