

**Tulpehocken Township Planning Commission Meeting  
December 5, 2019**

**Present:** Planning Commission Members: Scott Hetrick, Robert Sattazahn, John Zimmerman, , Laverne Frey, Chris Hartman, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:38 p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the September 1, 2019 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.*

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase II:** Time expires March 11, 2020.

The Township Solicitor stated that there is presently a \$570,189 escrow (reduced to this amount September 3, 2008) in place for Mountain Meadows. There is \$394,281 for roadway items. John Zimmerman stated that the concern is with the top coat of the macadam in the development. The substructure will soon need to be replaced. The Supervisors should press the developer to put the second layer on the current roadways. The Township Solicitor stated that under the improvements agreement, the Township has the right to recalculate the escrows and require increases in the security to reflect the increase costs. There is an escalation factor in the agreement as well. In the event that the developer requires more than one year from the date of posting the financial security (original date of the letter of credit was January 23, 2008) to complete the improvements, the developer may at least 30 days prior to the expiration of said of one year term request approval from the Township for an extension of time to complete the improvements. The amount of the security should be increased by an additional 10 percent for each one year period beyond the first anniversary date from the initial posting of the security or to an amount not exceeding 110 percent of the cost of completing the improvements as reestablished and approved by the Township Engineer.

Given the number of years that have expired, the best way to approach it would be to look at the present cost for the remaining work and multiply that by 110. The Township Solicitor stated that he would recommend that the developer reestablish the costs, have the Township Engineer review and approve the numbers. If the developer would not want to reestablish the current costs of the remaining improvements, the Township would just do a calculation of 10 percent a year and add it to the remaining escrow which would take the amount over what the original escrow amount was for the agreement.

*John Zimmerman made a motion to recommend to the Board of Supervisors to consider asking the developer to reestablish the financial security based on current prices and press the developer do something to prevent the continued erosion that is taking place currently so that it is not just a matter of increasing the escrow account but taking measures to prevent it from*

*breaking down more and becoming a major situation. Seconded by Robert Sattazahn and approved unanimously.*

**New Plans:** None.

**Walk-In Discussions:** None.

**Other Business:**

Tulpehocken Township is proposing a 60 x 50 storage shed for equipment to be located down to the left of the salt shed. The area right now is gravel. Stormwater requirements and zoning and building requirements will still need to be met. The zoning coverage requirements will be met as well as the setbacks. There will be a seepage pit off to the left to run all of the roof leaders and additional 1,500 square foot of gravel. The stormwater will not run off onto any neighboring property. There will be a 4 inch berm and a stone pit that is 60 x 12.5 x 2.

The stormwater from the existing back driveway will run into the seepage pit. There is a 20 foot space between the existing salt shed and storage shed to have access to the back of the shed. An E & S plan will be done as well. The Township plans on constructing the shed in 2020.

An agreement will be required because if the Township would ever sell the property, the stormwater controls would go with the property.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant a waiver of land development however the Township will still need to meet the Stormwater requirements, zoning permit and building permit if necessary. Seconded by Laverne Frey and approved unanimously.*

John Zimmerman questioned whether there is an update on the recreation lot getting additional fill. The comment was made that additional fill would be added before the end of the year. The Township Engineer stated that someone dumped truck loaded of concrete slabs on the site and Lester Feick had to move dirt around. John stated it would be nice to get the lot cleared off and leveled.

The Planning Commission reviewed the proposed revision of the Bethel Township zoning ordinance and zoning map. The Township Solicitor stated that Bethel Township is taking what is presently zoned as Village Center and reclassifying some of that as a Commercial District. Bethel Township is allowing some additional uses in the new Commercial District and making it easier to allow someone to establish commercial uses in the Commercial District by eliminating the need for a hearing by the Zoning Hearing Board by special exception.

Bethel Township is creating a new Residential District as well. But the area does not border Tulpehocken Township therefore, it is not a concern to Tulpehocken Township.

*Robert Sattazahn made a motion to recommend to the Board of Supervisors to send a letter to Bethel Township stating that the Planning Commission has reviewed the proposed Bethel Township Ordinance and has no concerns. There is no direct impact on Tulpehocken Township. Seconded by Laverne Frey and approved unanimously.*

*John Zimmerman made a motion to adjourn the meeting at 8:35 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman*

Planning Commission Secretary