

**Tulpehocken Township Planning Commission Meeting
February 7, 2013**

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

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

The minutes from the January 3, 2013 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: No discussion. Time expires March 17, 2013.

New Plans:

High Annexation: The applicant's surveyor, DeVon Henne was present to discuss the plan. He addressed most of the Township Engineer's comments in the February 5, 2013 review letter. A waiver request for the SALDO Section 202- Special Procedures for Land Development Plans has been submitted for review. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver request for Land Development. John Zimmerman seconded the motion. All in favor, motion carried.*

There are a couple minor conditions that need to be noted on the revised plan per the Township Engineer:

- Sanitary lateral needs to be added to the plan.
- Operation and maintenance procedures need to be noted.
- No E & S plan needs to be submitted to the Berks County Conservation District, however a plan must be prepared and located on site at all times to address any earth disturbance activity.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional approval as presented. Ray Daub seconded the motion. All in favor, motion carried.

Martin Farm Annexation: The applicant's surveyor, DeVon Henne was present to discuss the plan. This plan is located in three Townships; Marion Township, Jackson Township and Tulpehocken Township. It takes 4 parcels and combines them into 2 larger parcels. Parcel B is located in Tulpehocken Township. The zoning for this tract is in Village Center and Effective Agricultural Preservation. The Township Engineer made the comment that the EAP district needs to show calculations of what is left for future development units. Marion Township has not reviewed this plan as of this meeting date. Jackson Township waived the right to review the plan due to the small section in their Township. The Township Engineer stated that he would like to see the Berks County Planning Commission review letter as well. No action taken on the plan at this time.

Walk-In Discussions: No discussion.

Other Business: Diehm & Sons Civil Engineering submitted a plan for the Burkholder Family Limited Partnership property located at 7620 Lancaster Avenue, South of the village of Mt. Aetna

and is partially located in Tulpehocken Township. The Marion Township Planning Commission is requesting a comment from Tulpehocken Township regarding the requested zoning change from Agricultural Rural to Highway Commercial. The Planning Commission discussed some possible issues with the changes; however the letter does not state what the Burkholder Family Limited Partnership has planned for this property. *Gary Deck made a motion to recommend to the Board of Supervisors to defer comment on the plan due to the lack of information to make a determination and also to request that the Township receives a copy of the rezoning application for our review to be informed of potential changes. Ray Daub seconded the motion. All in favor, motion carried.*

John Zimmerman questioned the construction taking place at Professional Automotive in Mt. Aetna. There is a cement wall that wasn't on the plan and is located directly on the property line. Stormwater is a concern as well. The Township Engineer stated that he was out to the property. The grade did need to be raised; however there is enough volume for the basin. The intent is still there; some adjustments needed to take place and were approved by the Township Engineer.

The Township Solicitor provided copies of the Zoning Ordinance changes for the Planning Commission to review before the Zoning Workshop meeting scheduled for Wednesday, February 13, 2013.

Laverne Frey made a motion to adjourn the meeting at 9:07 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary