

**Tulpehocken Township Planning Commission Meeting
February 5, 2015**

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

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

Reorganization for 2015: Gary Deck made a motion to nominate Robert Sattazahn for Chairman of the Tulpehocken Township Planning Commission Board. Motion seconded by John Zimmerman. Nomination closed due to no other nominees. Gary Deck made a motion to nominate John Zimmerman as Vice-Chairman. Robert Sattazahn seconded the motion. John Zimmerman made a motion to nominate Scott Hetrick as Vice-Chairman. Laverne Frey seconded the motion. All members present were in favor of the Chairman nomination, motion carried. Robert Sattazahn was declared Chairman of the Tulpehocken Township Planning Commission Board. The present Planning Commission members placed a paper ballot vote for Vice-Chairman. The Planning Commission Secretary read the votes aloud, two votes for John Zimmerman as Vice-Chairman and two votes for Scott Hetrick as Vice-Chairman. It was decided to delay the nomination for Vice-Chairman until the next meeting due to two members' absence.

The minutes from the December 4, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires March 10, 2015. Due to time expiring one day after next month's Board of Supervisors meeting, the Township Solicitor recommended that the Planning Commission Secretary contact the Applicant's Engineer and have them submit a time extension letter for review for the Board of Supervisors meeting February 11, 2015. John Zimmerman made a motion to recommend to the Board of Supervisors to except the extension for Mountain Meadows Phase 2 if it is received before the February 11, 2015 meeting. Laverne Frey seconded the motion. All in favor, motion carried.

Camp Calvary: Time expires March 29, 2015. The Township Solicitor recommended that the Planning Commission Secretary notify Camp Calvary that a time extension letter will be needed for review at next month's Planning Commission meeting and Board of Supervisors meeting.

New Plans:

Lanita Sketch Plan: This plan is located at 7630 Lancaster Avenue in Mt. Aetna. Mr. & Mrs. Larry Diller are proposing a new office and shop building for their trucks next to the former Expressions building which they now own. They are planning on renting out the former Expressions building, however they do not have it occupied at this time. They have made some improvements to the former Expressions building, which will be shown on the next plan submission. They are not planning on putting a truck wash in the new building. Lanita Specialized employs 30 people and they own 22 trucks. The applicant's engineer, Steve Bensinger will address the comments in the Township Engineer's review letter dated February 2, 2015 and plan to move to Preliminary Plan submission in the near future.

Joseph D. Halteman Dairy Operation: This is a new dairy operation calf barn, additional free stall barn and a milking parlor located at 50 Camp Swatara Road. The plan has been submitted as a preliminary/final. There are 101.86 acres total on this parcel. There will be 90.8 acres that will be tillable after the dairy operation is established.

The Planning Commission reviewed the landscaping plan. They feel that there is no need to add any landscaping and preserve the trees that are there. They would like a note on plan stating to hold the Township harmless with regards to infiltrating within a karst area (sinkholes maybe forming).

The Township Engineer's review letter commented that the Planning Commission should determine where monuments should be placed. The applicant's surveyor, Red Barn Consulting will research this and let the Planning Commission know if there are any current monuments. The Planning Commission will discuss at that time the placement of the monuments.

The Township Engineer would like feedback from the Fire Chief and Road Master prior to plan approval.

The waiver requests for this plan will be addressed at next plan submission.

Walk-In Discussions: None.

Other Business: The Planning Commission reviewed the Zoning Hearing Board Application of Cleason Nolt for a permitted use variance from Sections 641, 642 and 643 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to place a cemetery on the lot along with a proposed private meeting house on the property located at 16 Stouchsburg Road, Tulpehocken Township, said property being situated within the RR – Rural Residential District. Specifically, the applicants are requesting a cemetery as an accessory use to the proposed private meeting house.

John Zimmerman made a recommendation to the Zoning Hearing Board to accept the application request. Laverne Frey seconded the motion. All in favor, motion carried. They have no objection as the parcel will be a meeting house and it is typical to have a cemetery on the property with a place of worship. The Planning Commission does recommend that a buffer shall be erected between the proposed cemetery and the property to the east of the parcel.

John Zimmerman had a couple comments. The Mt. Aetna Mennonite School 4 way stop is slowing people down for the most part. They are within the 2 edu usage for the sewer agreement as well. There was also question on the EMA tax that was discussed at the Board of Supervisors meeting. Gary Deck informed the Planning Commission that most likely this tax will not be imposed.

There will be a Sewer Workshop held on February 17, 2015 to discuss the sewer budget, fees and other sewer related topics.

There was question whether the Recreation Board is still meeting. And they are meeting quarterly. Maybe the Recreation Board can work at ideas for the parcel from Larry Dean Martin next to the Lions Club.

Gary Deck made a motion to adjourn the meeting at 9:30 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary