

**Tulpehocken Township Planning Commission Meeting
January 7, 2016**

Present: Gary Deck, Laverne Frey, Robert Sattazahn, John Zimmerman, Ray Daub, Scott Hetrick, 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 2016: Gary Deck made a motion to nominate Robert Sattazahn for Chairman of the Tulpehocken Township Planning Commission Board. Motion seconded by Laverne Frey. Gary Deck made a motion to nominate John Zimmerman as Vice-Chairman. John Zimmerman made a motion to nominate Laverne Frey. Motion seconded by Gary Deck and Gary Deck withdrew his original motion to nominate John Zimmerman as Vice-Chairman. John Zimmerman made a motion to close the nominations. Gary Deck seconded the motion. All members present were in favor of the Chairman and Vice-Chairman nominations, motions were carried. The Planning Commission Secretary stated that for Reorganization for 2016, Robert Sattazahn was declared the Chairman of the Tulpehocken Township Planning Commission Board and Laverne Frey was declared the Vice-Chairman of the Tulpehocken Township Planning Commission Board.

The minutes from the December 3, 2015 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 8, 2016.

Camp Calvary: No discussion. Time expires March 24, 2016.

Meadow Springs Meeting House: Time expires March 9, 2016. The Planning Commission reviewed the Township Engineer's review letter dated December 2, 2015 and the floor plan of the Meeting House that was provided by the applicant. The Meeting House will hold approximately 296 people. The amount of parking spaces is acceptable. The Planning Commission would like to see a privacy fence around the retention pond to keep children safe as the pond will hold a minimum of 18 inches of water. They should also decide on what they are using for a buffer, shrubs or a small fence. This is to prevent the headlights of the vehicles coming and going from shining in the neighbor's house.

The applicant's Engineer stated that they presented the plan to Marion Township in November for their Board of Supervisors and Planning Commission to weigh in on the review because of the small section of this plan being in Marion Township.

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional plan approval with the conditions listed below, John Zimmerman seconded the motion. All in favor, motion carried:

- *Ludgate review letter dated December 2, 2015.*
- *Financial and improvements agreements.*
- *Marion Township's review of the plan.*
- *Planning Module approval.*

John Zimmerman made a motion for the Planning Commission chairman to sign Component 4A for this plan. Scott Hetrick seconded the motion. All in favor, motion carried.

New Plans: None.

Walk-In Discussions: None.

Other Business:

The Planning Commission Reviewed the sample section SALDO-Penn Township Section 4.29. This sample requires certain residential developments to prepare a site analysis to determine the best location for the lots in a residential subdivision. The Township Solicitor provided the Planning Commission with this information due to discussion at December's meeting on land development site construction. The Planning Commission would like to help applicant's in the land development process to protect the most valuable land on the proposed construction site and protect the neighboring properties as well. A checklist of items could be handed out to the agricultural surveyor and engineering firms that the Township deals with (Team Ag, Red Barn, Diem & Sons and Matthew & Hockley). This would include recommending a sketch plan be submitted first for informal discussion with the Planning Commission to obtain the best site for construction etc. This would be to encourage engineering firms to consider this process. Laverne Frey made a motion to direct the Township Solicitor and Township Engineer to design a checklist for the Planning Commission members to review at the February meeting. John Zimmerman seconded the motion. All in favor, motion carried.

The Township Engineer stated that he met with Red Barn Consultants and Kevin Witmier from the Conservation District regarding the John Schueller Poultry Plan. Kevin did accept the request for decreasing the Stormwater Basin size that was initially drawn on the plan. This is a step in the right direction in preserving prime farmland. *John Zimmerman made a motion to recommend to the Board of Supervisors to have a letter be sent to Kevin Witmier, from the Conservation District, thanking him for considering the Township's request in decreasing the Stormwater Basin size for the John Schueller Poultry Plan. Gary Deck seconded the motion. All in favor, motion carried. This letter should only be sent after the Township receives the plan and the Township Engineer performs a formal review.*

The Planning Commission Secretary provided various information regarding the Avian Influenza. The Planning Commission members would like an article to be simple and to the point for the Merchandiser. Something that does not take a lot of time to read but to provide basic information such as symptoms, the species effected, prevention and who to contact with their phone numbers. This could also be placed at the local Feed Mills-Wengers, Raifsniders, K&K, Hubers, Mountain View and

Brown's Feeds. It was mentioned that the article could be placed in the Merchandiser. The Township Engineer will address these highlights and email the Township with the information for the Board of Supervisors to review.

Gary Deck made a motion to adjourn the meeting at 9:22 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*