

**Tulpehocken Township Planning Commission Meeting
January 3, 2019**

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

The Planning Commission meeting began at 7:34 p.m. and continued with the pledge to the American Flag.

Reorganization for 2019: Gary Deck made a motion to nominate John Zimmerman for Chairman of the Tulpehocken Township Planning Commission Board and John Zimmerman nominated Scott Hetrick also for Chairman. All (5) attending members cast a ballot vote. The Planning Commission Secretary read the ballots-Scott Hetrick (3) and John Zimmerman (2). Laverne Frey made a motion to nominate John Zimmerman as Vice-Chairman and John Zimmerman made a motion to nominate Laverne Frey. All (5) attending members cast a ballot vote. The Planning Commission Secretary read the ballots-Laverne Frey (4) and John Zimmerman (1). The Planning Commission Secretary stated that for Reorganization for 2019, Scott Hetrick 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 6, 2018 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires March 11, 2019.

Camp Calvary: Time expires February 27, 2019. The Township Engineer stated that we are waiting for the plan to be resubmitted with revisions.

Lot Annexation Plan for John & Fern Swope Tract: Time expires January 30, 2019. Jim Henke from Poiner Management was present to discuss this plan. The purpose of this plan is to have the Swopes obtain a gross and net acreage greater than one acre.

The Township Engineer stated that the pump station issue really isn't an issue for this Annexation plan. There are options moving forward for this listed in the Township Engineer review letter dated January 2, 2019.

- Prior to allowing this Annexation Plan to be recorded that this must be resolved.
- From discussion with the Developer and the Engineer they are in the process of developing the Phase 2 plans for Mountain Meadows. The Township could make correcting the pump station issue part of the subdivision.
- The Developer posts escrow amount and an agreement to cover the cost of condemnation if the Township is required to take the pump station property by condemnation.

The Township Solicitor stated that he reviewed the recorded easements for access and sewer lines and is satisfied that the Township has the ability to maintain the pump station even without the real-estate being owned by the developer or Township. It should be resolved in a better way when the Phase II plan comes through and a new pump station is created.

There is a waiver request letter for the following two sections of the Township Ordinance:

- Section 301.1.M-Existing features located within 50 feet of the tract. There is no earthwork being considered or proposed as a part of this plan.
- Section 301.4.G-Existing adjoining. This section requires the adjoining names and reference numbers to be placed adjacent to the project site. This information is away from the Swope parcel and feel that it is irrelevant for this plan.

Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 301.1.M and Section 301.4.G. Seconded by Laverne Frey and approved unanimously.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant condition plan approval with the following conditions. Seconded by Scott Hetrick and approved unanimously.

- *The conditions of the Township Engineer review letter dated January 2, 2019 with conditions under general comments 4b which states from discussion with the Developer and the Engineer they are in the process of developing the Phase 2 plans for Mountain Meadows. The Township could make correcting the pump station issue part of the subdivision.*
- *The Township Solicitor would like three deeds and also would like to review the three deeds along with proof of recording of the deeds (the applicant has posted the \$500 escrow to insure that the deeds are recorded). These deeds are necessary to implement the intent of this new plan and to make sure that we do not have any “orphan parcels” as a consequence of this new plan approval.*
 1. *One from the Developer to the Swopes for the triangle area (Parcel A and Parcel B)*
 2. *Another deed from the Swopes to themselves incorporating the triangle area into the existing parcel.*
 3. *The third deed where Parcel C or the residue of is incorporated into the Developers larger tract.*

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the 90 day time extension for this plan. This would give a new date of April 30, 2019 if conditional plan approval is not granted at the Board of Supervisors meeting. Seconded by John Zimmerman and approved unanimously.

New Plans: None.

Walk-In Discussions:

John Swope was present to discuss building a pole barn at his residence at 4 Meadowlark Lane. The size of the proposed building is 26 x 36 feet. The rear yard setback requirements are 10 feet. Mr. Swope is proposing that there would be 18 feet from the rear yard property line to the proposed building. At first glance, he should be good to do this. However, with the renewal NPDES permit for Mountain Meadows, Jim Henke will need to make sure that adding this building will not affect the renewal calculations prior to Mr. Swope being issued a zoning permit.

Henry Bicher who resides at 75 Cherry Hill Road was present to discuss the camper on his property. The Township Zoning Officer spoke to Mr. Bicher about someone living in the camper on his property. His son is living in it and is taking college courses and will be finished in May. At that time he will end up moving out and the camper will be removed. He did submit a letter to the Township yesterday stating the situation and the camper will be removed once his son is finished with college in May 2019. The Board of Supervisors meeting is on Monday, January 7, 2019 at 7 p.m. Mr. Bicher should attend the meeting on Monday for the Board to address this situation.

Other Business:

The Board of Supervisors would like the Planning Commission to discuss whether to remain a six member board or go back to a five member board. Robert Sattazahn and Gary Deck both commented that they would like to go back to a five member board. Robert Sattazahn made a motion to recommend to the Board of Supervisors to have the Planning Commission go back to a five member board. Seconded by Laverne Frey and approved unanimously.

Gary Deck made a motion to adjourn the meeting at 8:23 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary