

Tulpehocken Township Planning Commission Meeting
January 7, 2021

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

Other persons attending the meeting: DeVon Henne, Bruce Hardy and Beverly Hardy.

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

Reorganization for 2021: John Zimmerman made a motion to retain the same officers as in 2020, Scott Hetrick as Chairman and Laverne Frey as Vice-Chairman of the Tulpehocken Township Planning Commission Board. Seconded by Robert Sattazahn. Three (3) Planning Commission members voted yes, Scott Hetrick abstained. *Reorganization for 2021, 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.*

John Zimmerman made a motion to approve the minutes from the December 3, 2020 Planning Commission meeting, seconded by Robert Sattazahn and approved unanimously.

Public Comments: Bruce & Beverly Hardy who reside at 49 West Four Point Road were present to ask questions about the sketch plan for Solitude Farm. They own property north of the proposed plan. They would like to know what type of dwellings are being proposed on the three (3) lots along the road. They would prefer not to see mobile home trailers. Zoning does not restrict trailers. Trailers would have to be placed on a foundation. The plan was approved for single family homes. They would also like the electric to run underground as well. Electric will be determined by the electric company. Rezoning is not needed for this plan. The Sketch Plan is the start for the land development process and when the sketch plan is approved, the applicant and surveyor will have one (1) year to apply for the final plan. Then that would address house placement, E & S, Stormwater, bank grading, tree removal, etc. DeVon Henne (surveyor) stated that he did pass on the neighbors' concerns to Gary Horwith and Bruce Horwith. They are still haven't decided on how they want to market the property. They would prefer nice homes to be built on these lots. Mr. Henne stated the farm has a lot of character and the Horwiths' would like for it to maintain the farm heritage. Mrs. Hardy asked if they could purchase a lot and add a deed restriction and resell with that restriction. The Township Solicitor stated that could be an option, the Township cannot control that.

Active Plans:

Mountain Meadows Phase II: The layout for the plan is basically the same. Mr. Hurst spoke with Dennis Martin who owns 7698 Lancaster Avenue to possibly do land swapping. They couldn't come to an agreement, so that is not an option at this point. There are three (3) lots that are now being considered "estate" lots and are over three (3) acres each. The side yards are a 10 foot setback and if the property owner would want to place a larger shed behind their house, they will need to work with their neighbor to bring the shed between the two (2) houses. Since there are new DEP requirements since Phase I, this plan now has individual trenches and berms on all

of the lots. The basin on lot# 78 is called a wetland basin. It isn't a flat bottom basin, there are different elevation depths. There are micro pool ponds that are four (4) feet deep and hold 18 inches of water all of the time. There are water quality thresholds that need to be met. Gary Deck made the suggestion of a large buffer being placed behind the lots around Clover Drive. That would address the water quality requirement and then a regular basin could be constructed.

The new pump station will have an eight (8) inch gravity coming in and a four (4) inch coming out which the Township has a permit for through DEP. The Township is asking the developer to keep the three (3) inch line there and possibly put a manhole in so if needed we could pump into the three (3) line.

The Township Solicitor stated that a blanket easement could be done for the lots in Phase II so that the Township could get to the location and address any future issues. He would like the lot owners to be notified by a note being placed on the plan to state every deed needs to have a statement noted that this lot is subject to a blanket easement for access. And to also make them aware that there is an infiltrator on the lot too. The Township needs to make sure that the easements are recorded with the plan.

The stormwater for the lots is designed for maximum impervious surface allowed for the lot.

The lot numbers for Phase II will need to be renumbered. They are incorrect. There are a total of 93 lots in Mountain Meadows. Phase I consists of 50 lots and Phase II consists of 43 lots.

John Zimmerman stated that Mr. Hurst told him that before he would sell the lot with the silos, they would be taken down. The Township should be sure to list removing the silos and the remaining barn structure and concrete slab as a requirement for the Phase II plan.

There is no recreation space for Phase II. The developer will need to offer a decent amount of money in lieu of land. Bethel Township Lebanon County charges \$1,800 per acre lot. There was discussion of placing a gazebo on lot that Mt. Aetna Bible Church owns along Thistle Court. The developer could get an easement from the church since the level lot is vacant. There is no sidewalk along this lot currently. The developer would need to include both Phase I and Phase II into the amount of money given to the Township for recreation.

Street lights are noted on the plan for Phase II. The street lights for Phase II will need to match the current street lights that are there for Phase I and will need to be LED. If Met-Ed doesn't put the poles up for the street lights, which they did not for Phase I, they will not maintain them. How does the Township maintain the lights? There should be funds set aside for Phase I and Phase II. The Township could set the street light tax to what it needs to be for that area to cover the expenses of maintaining the street lights. Currently, the street lights for Phase I will be turned on once Met-Ed charges them. There is a ticket with Met-Ed for the work to start and all agreements and paperwork has been completed.

It was discussed that a condition for approval of Phase II should be that a final grade surface be put on the streets in Phase I. There is a sizable amount of money in escrow for these improvements. The developer is not planning on doing a top coat for Phase I due to construction

vehicles going in and out for Phase II. It was mentioned about doing an oil and chip with an overlay over top for a temporary seal.

The stormwater basin on Thistle Court doesn't stay wet. The water is flowing along the foundation and now there are open holes along the side of the concrete. Before the NPDES permit is closed out, the Conservation District will come out and address any issues.

The developer still needs to submit for a Part II permit and NPDES permit. The developers engineer will address the review letter from the Township Engineer dated January 5, 2021 and resubmit plans. The Township Engineer will discuss with the developer's engineer options to avoid needing basins on the individual lots.

The Township Engineer and Lester Feick met with Andy Stump from CW Sales to go over the new pump station design. He services all of the pumps and is working with the developer's designer. The Township is asking for a generator and larger gravel parking area.

The overall point of interest for stormwater needs to be updated with the current overall lot configuration and evaluated prior to leaving the lot and it cannot include the portion that was sold off several years ago along Greble Road since this is not part of the development anymore.

Sketch Plan for Cherry Hill Mennonite School: No time clock for this plan since it is a sketch plan. The Township Engineer, Lester Feick and representatives for the Cherry Hill Mennonite School met yesterday, January 6 to discuss the sanitary sewer. They are looking to go through the piece of land owned by Larry Dean Martin beside the Township's land on Lions Park Drive. They would have to fill the Township's property with topsoil. They could include the Township's property on the NPDES. This would give the Township the ability for them to fill our lot with topsoil. They are going to address this with the Planning Commission and they will need to obtain an easement.

There would be approximately twelve (12) vans coming and going from the school at a time. Widening the radius on Lions Park Drive was discussed. It would help in the event that there is a vehicle sitting there on Lions Park Drive and another vehicle looking to turn from Teen Challenge Road onto Lions Park Drive. Currently it is a very tight fit. The Lions Club would need to be approached about this and maybe getting a right-of-way easement from them. There is also a tree there that may need to be removed as well. There is a utility pole on the north side of Lions Park Drive that would prevent the widening to occur on the north side.

A plan could be submitted either sometime this month or in February.

Sketch Plan for Solitude Farm: This plan could go from sketch plan to final plan within one year. All of the sketch plan comments have been addressed. DeVon Henne stated that they did receive the planning module exemption from DEP. Number three (3) in the Township Engineer review letter dated January 5, 2021 can be eliminated. Comments in the review letter are there for guidance. Road improvements maybe done prior to final plan. As long as they would be

under 5,000 square feet of disturbance, it can be done. If it would go over that amount, an E & S permit would be needed through the Berks County Conservation District. The Township would like the junk trees removed and the bank excavated along the road for easier mowing by the Township.

The residue lot is 101 acres and is not in clean and green.

The residue lot and the three (3) individual lots is what is being looked at. If the applicant would want to add an additional lot, they would have to start over again with the planning process.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant sketch plan approval with the conditions that a final plan will be submitted within one (1) year or ask for extensions. Seconded by Robert Sattazahn and approved unanimously.

DeVon Henne would like to have a letter sent to him to document the Board of Supervisors approval.

New Plans: None.

Walk-In Discussions: None.

Other Business: The Planning Commission reviewed the proposed revision of the Bethel Township zoning ordinance and zoning map. The zoning map has been revised numerous times over the past two years. There is a hearing scheduled for January 18, 2021. The Township Solicitor created the chart below.

Changes to the Bethel Township Zoning Ordinance for properties adjacent to Tulpehocken Township that are proposed to be changed from Village to Commercial.

Change to Commercial Removes following Permitted uses in area	Change to Commercial Adds following Permitted Uses in area	Change to Commercial Removes following Special Exception Uses from area	Changes to Commercial Adds following Special Exceptions Uses from area
Churches	Motor Vehicle Filling Station, Motor Vehicle Sales and Service and Small Engine Equipment Repair Business (previously by special exception)	Private Social and Recreational Facilities	Churches
Limits on Convenience Stores of up to 10,000 sq ft gross floor area Not	Retail Store including Convenience Stores and Shopping (Convenience previously permitted with	Principal Parking Facilities	Medical Marijuana Dispensary

include Motor Vehicle Filing Station	limits)		
	Hotel or Motel (previously by special exception)	Motor Vehicle Filling Station, Automobile and Small Engine Equipment Repair Business (now permitted use)	Light Industrial
	Amusement and Entertainment Est	Bed and Breakfast	
	Private Social and Recreation Facilities, not for gun or trap shooting	Electronics and Appliance Repair business where repairs not within completely enclosed building	
	Laundry or Dry Cleaning Plant	Boarding, Lodging or Rooming House	
	Funeral Home (previously by special exception)	Funeral Home, excluding cremation (now permitted use)	
	Recreational Club or Fitness Center (previously special exception)	Health and Recreation Club (now permitted use)	
	Wireless Communication Antenna	Hotel or Motel (now permitted use)	
	Animal Hospitals and Large Animal Vet Clinic		

Also increase required minimum lot for on lot sewer and water properties from 1 acre to 1 ½ acre.

Compares Village Uses provided for in existing Zoning Ordinance to Commercial Use provided for in draft Zoning Ordinance Amendment.

The Planning Commission has no concerns with the proposed revisions of the Bethel Zoning Ordinance and Map as there is no direct effect on Tulpehocken Township. *John Zimmerman made a motion to notify the Bethel Township Board of Supervisors that the Tulpehocken Township Planning Commission does not have any concerns with the proposed changes. Seconded by Scott Hetrick and approved unanimously.*

Robert Sattazahn made a motion to adjourn the meeting at 9:14 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary