

**Tulpehocken Township Planning Commission Meeting
July 1, 2013**

Present: Robert Sattazahn (late arrival), Ray Daub, Gary Deck, Laverne Frey, Michelle Mayfield, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:51 p.m. and continued with the pledge to the American Flag.

The minutes from the June 6, 2013 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion, time expires September 13, 2013

Camp Calvary: No discussion, time expires September 8, 2013.

Martin Farm Annexation: The applicant's surveyor, DeVon Henne presented the Township with a time extension request dated July 1, 2013 requesting the Township grant the project an additional 87 day time period to October 3, 2013 or until the scheduled October Board of Supervisors meeting date. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the offer of an 87 day time extension as requested. The date of the Board of Supervisors meeting is October 14, 2013. Ray Daub seconded the motion. All in favor, motion carried.*

Forry Poultry Plan: The Township Engineer stated that he would be more comfortable with a blanket easement versus a floating easement. The blanket easement allows the Township Engineer on the property in future for inspection purposes. *Laverne Frey made a motion to grant conditional preliminary/final approval with the conditions of the Township Engineer's review letter dated July 1, 2013, Ray Daub seconded the motion. All in favor, motion carried.*

The applicant's Engineer requested a verbal 63 day time extension from the Board of Supervisors meeting this month, July 8. The current time extension expires July 31, 2013. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension as requested. The date of the Board of Supervisors meeting is September 9, 2013. Laverne Frey seconded the motion. All in favor, motion carried.*

Rufus Martin Poultry Plan: The Township Engineer stated that he would be more comfortable with a blanket easement versus a floating easement. The blanket easement allows the Township Engineer on the property in future for inspection purposes. There should also be a waterway drainage easement as well. *Ray Daub made a motion to grant conditional preliminary/final approval with the conditions of the Township Engineer's review letter dated July 1, 2013, Laverne Frey seconded the motion. All in favor, motion carried.*

The applicant's Engineer requested a verbal 63 day time extension from the Board of Supervisors meeting this month, July 8. The current time extension expires July 31, 2013. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension as requested. The date of the Board of Supervisors meeting is September 9, 2013. Gary Deck seconded the motion. All in favor, motion carried.*

Mt. Aetna Mennonite School: Since the Board of Supervisors did not grant conditional preliminary/final plan approval at their June 2013 meeting; a 90 day time extension request letter has been submitted. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the time extension for Mt. Aetna Mennonite School to October 30, 2013, Laverne Frey seconded the motion. All in favor, motion carried.*

Shoestring Industries Subdivision: The applicant's surveyor, Matthew & Hockley Associates presented the Township with a time extension request dated June 17, 2013 requesting the Township grant the project an additional 90 day time extension. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the time extension for Shoestring Industries Subdivision to October 30, 2013, Ray Daub seconded the motion. All in favor, motion carried.*

Gerald Martin Poultry Plan: Bert Nye from Red Barn Consulting was present to mainly discuss the other two poultry barn projects. The Township Engineer would like a waterway drainage easement for this plan too.

New Plans: None.

Walk-In Discussions: Bert Nye from Red Barn Consulting asked the Township Solicitor if spot zoning would be a concern for the proposed poultry barns south of Rehrersburg which was discussed at last month's meeting. The Township Solicitor commented that spot zoning should not be a concern.

Other Business: None.

Ray Daub made a motion to adjourn the meeting at 8:48 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary