

**Tulpehocken Township Planning Commission Meeting
July 3, 2014**

Present: Robert Sattazahn, Laverne Frey, John Zimmerman, Scott Hetrick, Ray Daub, Matt Mack, Michelle Mayfield and Heather Claman.

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

The minutes from the June 5, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 8, 2014. No discussion.

Camp Calvary: Time expires September 24, 2014. No discussion.

Martin Farm Annexation: The Township Solicitor suggested to the applicant's surveyor that he ask for reaffirmation at the August meeting and if the Township Engineer reviews the plans and is satisfied with the plans, the Planning Commission can sign them at the August meeting.

Time will expire July 14, 2014 for this plan. Ray Daub made a motion to recommend to the Board of Supervisors to accept the 90 day time extension giving a new date of October 12, 2014. Laverne Frey seconded the motion. All in favor, motion carried.

Shoestring Industries Subdivision: Time expires August 12, 2014. The Township Engineer discussed his review letter dated July 1, 2014. The applicant's engineer was present and stated that he will be able to take care of the comments stated in the letter. They have submitted for E & S and NPDES approval and are still waiting for review from the Conservation District and DEP.

It was also discussed to note on the plan they have some form of light in the front yard setback on each of the lots, such as a lamp post. The Planning Commission members would like this listed as a condition.

The applicant's engineer submitted a waiver for Section 307.B.1.a. Which requires a minimum depth of 48 inches between the bottom of the facility and the seasonal high water table and or bedrock for street or similar polluted runoff. The designed infiltration facilities do not have 48 inches between the bottoms of the facilities and the rock depth. The rock is shale not bedrock. They are proposing to over excavate the trenches by 2 feet in depth and install an amended soil mix in the 2 foot area to act as a buffer zone. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 307.B.1.a. John Zimmerman seconded the motion. All in favor, motion carried.*

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval based on the conditions listed below; Ray Daub seconded the motion. All voted in favor, motion carried:

- *The conditions of the Township Engineer's review letter dated July 1, 2014*
- *Lamp post notation on the plan*
- *Maintenance and storm water agreements*

New Plans:

Mervin & Julia Martin Poultry: This land development plan is located at 55 Camp Swatara Road and is proposing three poultry houses and a single family house. The applicant's surveyor was not present for discussion of this plan.

The Township Engineer briefly reviewed his letter highlighting some of his many comments. For Stormwater Management, they will need to include a note on the plan to hold the Township harmless with regards to directing drainage onto the adjoining lot.

Section 307.C. A detailed soil evaluation of the project site shall be performed to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified professional, and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. The soil evaluations provided do not address susceptibility to sinkholes.

Section 307.C.3 Design the size of the infiltration bed for the required storm volume based on the percolation rate test results taken as nearby as possible at the level of the proposed infiltration bed. Several of the tests conducted for this plan were two foot above or below the proposed elevation.

Walk-In Discussions: Dennis Martin owns a property located at 19 West Market Street, Mt. Aetna. Dennis has someone interested in the lot; however they want to erect two dwellings on the parcel. Mr. Martin would like to know if this is possible under the Township Zoning Ordinance. The Zoning District is Village Center and he would not be able to erect two dwellings on the parcel. The Township Solicitor stated that Mr. Martin may want to research with the Berks County Recorder of Deeds office to inquire how the lots were combined in the past and if there is a clause as to why the two parcels were combined into one.

Other Business:

Harold & Rowena Miller: Mr. & Mrs. Miller's property is located at 51 Deck Road. The variance request is for Section 844.043 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to erect an addition to their single family home on the property located at 51 Deck Road. The property is in the EAP-Effective Agricultural Preservation district. The applicants are requesting that their addition be placed within 35 feet of the rear yard setback. Based on its review the Planning Commission questions the Applicants ability to comply with the requirement of a hardship to obtain a variance for this application as the Applicants are the

owners of the large property adjoining the rear of the subject property. *Scott Hetrick made a motion to direct to the Zoning Hearing Board that the Planning Commission recommends the Applicants annex 15 feet of the adjoining property to the rear of this property to comply with the requisite rear yard setback. John Zimmerman seconded the motion. All in favor, motion carried.*

Laverne Frey made a motion to adjourn the meeting at 8:41 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary