

**Tulpehocken Township Planning Commission Meeting
June 7, 2012**

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

The Planning Commission meeting began at 7:30 p.m.

The minutes from the May 3, 2012 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion.

Camp Calvary: Larson Design Group presented the Township with a letter dated June 6, 2012 requesting the Township grant the project an extension to September 11, 2012. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the time extension offer until September 11, 2012; however the applicant's engineer needs to provide the progress and give an update on the plan. Gary Deck seconded the motion. All in favor, motion carried*

New Plans:

Conner Subdivision: The applicant's surveyor was present for discussion of the plan. It was stated that they are waiting for a response from the Conservation District for E & S approval. Stormwater maintenance responsibilities Sections 701, 702 and 703 are to be added to Sheet 1 under general notes so there is documentation with the plan.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional final plan approval upon the conditions in the Ludgate review letter dated June 6, 2012 and E & S approval. Scott Hetrick seconded the motion. All in favor, motion carried.

Dieffenbach Chips: The applicant is proposing a 1776 square foot addition onto the existing facility. The purpose is for storage, new fryers and roofing over the loading docks. The applicant is requesting a waiver of section 202 in the SALDO Special Procedures for Land Development Plans. The Planning Commission's concern is with Stormwater. The project meets Section 402 Exemptions; however the intent of the ordinance must still be met.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant a waiver for Land Development with the condition that Stormwater improvements are noted on the plan to file. Ray Daub seconded the motion. All in favor, motion carried.

Professional Automotive Services: The applicant is proposing to build a 32 x 48 foot addition for additional lifts, a new lounge area for customers to be built 10 foot out the front of the current office location as well as adding new office area 8 foot out of the side of the building where the current office is located. The applicant's engineer presented a waiver request for SALDO

Section 202 Special Procedures for Land Development and partial waiver for SALDO Section 301.1M. Sketch Plan. The applicant agrees to provide the required topography within 50 feet of the property line on the east side of the site; however would not complete the required topography within 50 feet of the property line on the north and south sides of the site.

Ray Daub made a motion to recommend to the Board of Supervisors to grant a partial waiver of Section 301.1.M. The applicant will provide the required topography on the east side of the site, but be waived the north and south side requirements. Scott Hetrick seconded the motion. All in favor, motion carried.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant a waiver for Land Development upon the conditions in the Ludgate review letter dated June 6, 2012. Laverne Frey seconded the motion. All in favor, motion carried.

Other Business: Informal conversation was discussed on weeds along the alley behind the 501 Bar and also there are three homes in Mountain Meadows experiencing low water pressure.

Ray Daub 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