

**Tulpehocken Township Planning Commission Meeting  
June 7, 2018**

**Present:** Planning Commission Members: Robert Sattazahn, Ray Daub, Gary Deck, John Zimmerman, Michelle Mayfield and Heather Claman.

**Absent:** Laverne Frey.

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

The minutes from the May 5, 2018 meeting were reviewed. The minutes were approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase II:** Time expires September 6, 2018. No discussion.

**Camp Calvary:** Time expires August 31, 2018. No discussion.

**Earl Martin Poultry Plan:** Time expires August 1, 2018. No discussion.

**New Plans:** None.

**Walk-in Discussions:**

**Other Business:**

Ray Daub is concerned with the real estate signs for the Shoestring Industries lots on Stouchsburg Road laying down. The Planning Commission would like the Planning Commission Secretary or Township Secretary to call the developer or the realtor listed on the signs, Nancy Smeltzer.

Gary Deck stated that it is a shame that the poultry barns taking the prime farmland area. How many more chicken houses do you need in a certain square mile radius? What can you say no too? Michelle Mayfield was going to look for the resolution that signed in the past and give some additional feedback in the future.

John Swope has applied for a zoning variance for 7680 Lancaster Avenue. This property is in the Rural Residential (RR) Zoning District. He would like to be permitted by special exception to have a 3<sup>rd</sup> unit apartment added to this property which has two existing apartments. The other consider from the Zoning Officer is that the lot is not large enough to contain three apartment units per Section 1036.022.

The Planning Commission discussed the Zoning Hearing Board Application for John Swope for a variance from Section 643.07 and 1036.022 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to allow a home occupation, a machine shop. Mr. Swope would like to convert an existing two unit apartment building into a three unit apartment building. This is a .89 acre property.

The application only asks for a special exception not for a variance for the lot acreage for the hardship. Michelle Mayfield will talk to the Zoning Hearing Solicitor to see if she will have the applicant amend the application to be appealing both the special exception and adding the variance section. The advertisement was for both the special exception and a variance.

Mr. Swope cannot get additional land behind his property to add the acreage to avoid the variance section for the lot size due to the Township Public Sewer Pump Station access being behind the property. Therefore, that would be his hardship.

The members do not have an issue with the parking area. They feel that there is plenty of off street parking for his tenants.

*Gary Deck made a motion to recommend to the Zoning Hearing Board that the Planning Commission as no recommendation to the Zoning Hearing Board. However, the Planning Commission does recognize that the property owner is limited to adding acreage to this property due to the Township access to the Pump Station. John Zimmerman seconded the motion. All in favor, motion carried.*

*Ray Daub made a motion to adjourn the meeting at 8:15 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman*

Planning Commission Secretary