

**Tulpehocken Township Planning Commission Meeting
March 1, 2012**

Present: Robert Sattazahn, Ray Daub, John Zimmerman, Gary Deck, Laverne Frey, Beth Auman, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:32 p.m.

The minutes from the February 2, 2012 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Pioneer Management presented the Township with a letter dated February 20, 2012 requesting the Township grant the project an additional 180 day time period. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the offer of a 180-day time extension until September 18, 2012. Ray Daub seconded the motion. All in favor, motion carried.*

Camp Calvary: Larson Design Group presented the Township with a letter dated February 27, 2012 requesting the Township grant the project an extension to June 14, 2012. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the time extension offer until June 14, 2012. Laverne Frey seconded the motion. All in favor, motion carried.*

Village Estates: The following sections were highlighted topics discussed at the meeting.

- **S.A.L.D. O. Section 302.4.C Existing Streets.** Cartway width to Route 501 and the right-of-way width along Route 501 need to be added to the plan. It if varies, it should be labeled as such.
- **Section 302.4.G. Erosion and Sedimentation.** Evidence of approval from Berks County Conservation District will need to be presented. The plan set will need to contain these drawings as well.
- **Section 302.5.F Planning Module.** Appropriate Planning Modules will need to be reviewed and approved by the PADEP.
- **Section 501.2F.1.a Minor Streets.** These streets should have a 200 foot sight distance. The Applicant's Designer plans to request a waiver for this section.
- **Section 501.2.H.1. Sight Distance at Intersections.** The plan needs to show the sight triangle at the intersection of Route 501 and Chloe Drive. The Applicant will also need to provide an HOP package to the Township.
- **Section 501.2.J.3. Street name.** The applicant has Berks County 911's approval for the street name; however the Township Supervisors will need to be agreeable to Chloe Drive.

- **Section 501.2.L.3. Crosswalks.** The applicant's designer has provided a striped cross-walk for Chloe Drive, right off of Route 501. The Planning Commission commented that there could be another cross-walk to cross over to the walkway that connected to Apple Street.
- **Section 501.2.P.2. Drainage.** Existing natural drainage discharge onto an adjacent property needs written approval of the affected landowners. A copy of the final agreement with the Lehman's needs to be provided to the Township.
- **Section 602.7. Monuments.** The Applicant's Surveyor is proposing to install drill holes within the curb to denote the front lot corner. Concerns with this are that the holes may not denote the right-of-way correctly and the curb may be replaced at some point in the future.
- **Section 602.8. Street Signs.** An additional sign may be required along the cul-de-sac for no parking. The current plan is proposing only one.
- **Section 602.11. Landscaping Plan.** The Applicant's Designer has provided a landscaping plan consisting of street tree location. The Designer states that the general spacing is the same as Mountain Meadows. And the Designer should specify the kind and size of the trees or any other landscaping proposed. They are planning on adding additional trees in the rain garden and around the pond. Also Lot 17 owner will be responsible for the rain garden. There will need to be a maintenance escrow for this lot.

The applicant should discuss reserving and/or purchasing the capacity for the sanitary sewer with the Township Supervisors. The Applicant's Designer is proposing to gravity feed all of the 17 proposed homes to a proposed pump station located in Chloe Drive. The flows will travel through a 2 inch diameter force main down Green Alley into French Alley and then drain into the existing gravity line. The Designer needs to provide a full design of the pump station and the force main including calculations, profiles and details.

The Township Engineer commented that the Planning Commission may want to wait to recommend conditional preliminary approval. He would like to review Stormwater Management, E & S report and the Berks County Planning Commission's comments before proceeding with the plan.

Mr. Martin stated that he would like to really start with this project soon because the representative from his bank has been calling him questioning when things are going to get started. The Township Engineer will work with the applicant's Surveyor and get the necessary information to Mr. Martin for him to forward to the bank to let them know that the plan is nearing preliminary plan approval.

New Plans: None.

Walk-In Discussions: Sheldon Boll was present to discuss an addition to Professional Automotive Service located at 7673D Lancaster Avenue in Mt. Aetna. They would like 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 Township Engineer will be reviewing the Zoning Hearing discussion from 2004 and the file for this location and then be in touch with Mr. Boll with suggestions on how to proceed.

Other Business: The Planning Commission discussed the manure management regulations that DEP updated in October 2011. It was suggested that the Board of Supervisors meet with the Berks County Conservation District to discuss the regulations and see if holding a meeting for the farmers within our Township to help them understand the regulations would be a good idea.

Laverne Frey made a motion to adjourn the meeting at 9:44 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary