

**Tulpehocken Township Planning Commission Meeting
March 2, 2017**

Present: Robert Sattazahn, Scott Hetrick, John Zimmerman, Ray Daub, Gary Deck, Chris Hartman, Jaclyn Hollenbach and Heather Claman.

Members absent from the meeting: Laverne Frey.

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

The minutes from the February 2, 2017 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires March 8, 2017. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 182 day time extension. The Planning Commission and Board of Supervisors will need to address a time extension at the August 2017 meetings due to the new proposed expiration date of September 6, 2017. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 182 day time extension to September 6, 2017. Gary Deck seconded the motion. All in favor, motion carried.*

Camp Calvary: Time expires March 19, 2017. Camp Calvary presented a time extension letter to the Township for a 180 day time extension. The Planning Commission and Board of Supervisors will need to address a time extension at the August 2017 meetings due to the new proposed expiration date of September 5, 2017. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of September 5, 2017. Scott Hetrick seconded the motion. All in favor, motion carried.*

New Plans:

Met-Ed Substation: This plan is located at 45 Wintersville Road and will consist of a Met-Ed Substation with fence and driveway. It is located in the EAP (Effective Agriculture Preservation) District. The plan has been submitted as a Sketch Plan for Record, however the Township Solicitor stated that the plan will need to be submitted as a non-residential land development plan due to the easement for this plan. The Township Solicitor will need to review the easement and agreement for this plan. The access to the property in the back needs to be better protected and issued the proper right-of-way. There is a concern that it appears that the only frontage this property has is where the easement is proposed, this could potentially impact the future development of this lot.

The Planning Commission reviewed whether landscaping screening is needed for this plan. They do not feel that landscaping and screening is not necessary.

The substation will require a separate address for Berks County 911.

John Zimmerman made a motion to recommend to the Board of Supervisors to have the Township Engineer relay the following recommendations to the applicant's Engineer:

- *Move the substation out of the middle of the parcel. Move to the north or south to allow a 50 foot strip of unencumbered land for any type of future road to access the rear of this current parcel.*
- *Address the general comments in the Ludgate review letter dated March 1, 2017.*

Walk-In Discussions: None.

Other Business: The Planning Commission discussed the Zoning Hearing Board Application of Glenn Auker for a variance from Sections 333, 831 and 832 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to allow construction for a 60 foot by 100 foot frame building to manufacture cabinets in one half and warehouse storage in the other half. This is in addition to his established home based cabinet manufacturing business. This would be located at 82 Deck Road, Tulpehocken Township, and said property being situated within the EAP – Effective Agricultural Preservation District.

Based on its review the Planning Commission made a recommendation to the Zoning Hearing Board to accept the application request. The Planning Commission does recommend to be certain that the applicant is in compliance with any other applicable regulations including Stormwater Management, Erosion & Sediment Control and Building and Code requirements. *Scott Hetrick made a recommendation to the Zoning Hearing Board to grant the application request with the above mentioned recommendations. Ray Daub seconded the motion. All in favor, motion carried.*

John Zimmerman commented that the Planning Commission Secretary should note on members that are present and absent at the monthly meetings.

John Zimmerman also commented that the new LED street lights are nice and bright. A question was asked on why there aren't any street lights on Route 501 North (Lancaster Avenue) past Professional Automotive? There was no explanation on the reasoning why the street lights do not continue north. It is was mentioned that it is important to have the street lighting at the development entrance. Louie Hurst, the developer for Mt. Meadows will be attending next month's Planning Commission meeting to discuss recreation space. The Planning Commission could discuss street lighting with Mr. Hurst. It was also mentioned that maybe townhomes would be a good option for Mt. Meadows due to them being less expensive for homebuyers.

Ray Daub commented that Lanita Specialized has started with their retention pond and is concerned with the discharge. There are issues with the Sunoco gas station's retention pond. The pond hasn't worked since from the beginning according to Mr. Daub. The Township Engineer noted this concern and will be inspecting the Lanita site in the near future.

John Zimmerman mentioned that Marion Township and Bethel Township are both interested in joining Tulpehocken Township's grant process for recreation space.

The Planning Commission Secretary handed out invitations to the Municipal Officials Dinner at the Reading Country Club which will be held on Thursday, March 30, 2017 at 6:30 p.m. (hors d'oeuvres at 5:30 p.m.) John Zimmerman, Scott Hetrick, Robert Sattazahn and Ray Daub will be attending. Information was sent to Laverne Frey asking that he notifies the Township Office by March 13 if he is interested. Gary Deck will not be attending.

Ray Daub made a motion to adjourn the meeting at 9:18 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary