

**Tulpehocken Township Planning Commission Meeting  
May 3, 2012**

**Present:** Robert Sattazahn, Ray Daub, John Zimmerman, Gary Deck, Scott Hetrick (late arrival) Chris Hartman, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:33 p.m.

The minutes from the April 5, 2012 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** No discussion.

**Camp Calvary:** No discussion. This plan will need an extension of time for next month's meeting. Time expires June 14, 2012.

**Village Estates:** The applicant's surveyor stated that they would like preliminary plan approval before an agreement with the adjacent property owner (the Lehman's) for stormwater discharge is finalized.

The Planning Commission discussed the rain garden detail and design. They commented that there should be notes that state plant type and size or equal to those plants listed.

The applicant will have to sign a formal agreement for reserving and purchasing capacity for the sanitary sewer. It was discussed that the Township would like an extra pump on the shelf for the upgrade to the sanitary sewer.

*Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver of Section 501.2.F.1.a which requires that vertical curves for minor streets provide 200 feet of sight distance. The vertical curve near the intersection with Lancaster Avenue does not provide the sight distance by the mathematical calculation of vertical curve length divided by the algebraic difference in grades. However an alternate design standard using one degree divergence of headlight beams will sufficiently illuminate the entire intersection. This will adequately provide sight distance for both day and night time driving conditions. Scott Hetrick 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 upon the conditions in the Ludgate review letter dated May 1, 2012. Ray Daub seconded the motion. All in favor, motion carried.*

*Ray Daub made a motion to recommend to the Board of Supervisors to have the Township Solicitor draft a letter for Leonard Martin to sign stating that he will be financially responsible for any fees Met-Ed charges for the removal and relocation of the utility pole within the right of way of Route 501. Relocation is necessary for road improvements for the development of the*

*Village Estates Subdivision. John Zimmerman seconded the motion. All in favor, motion carried.*

**New Plans:** None.

**Other Business:** Chairman Sattazahn reminded the other Planning Commission members of the Zoning Workshop meeting scheduled for May 9, 2012 at 7 p.m.

The Hydro Study for Village Drive Estates was discussed. This was a topic at last month's Zoning Workshop meeting. The Township Solicitor stated that the Township could require an analysis of the water supply to be performed, however it cannot be used to deny a plan. Another option would be to consider density reduction.

*Ray Daub made a motion to adjourn the meeting at 8:53p.m., seconded by Scott Hetrick . All voted in favor. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, Planning Commission Secretary