

**Tulpehocken Township Planning Commission Meeting
May 1, 2014**

Present: Robert Sattazahn, Gary Deck, Laverne Frey, John Zimmerman, Matt Mack, Michelle Mayfield and Heather Claman.

The Planning Commission meeting began at 7:33 p.m. and continued with the pledge to the American Flag.

The minutes from the April 3, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 8, 2014. No discussion.

Camp Calvary: Time expires June 21, 2014. No discussion.

Martin Farm Annexation: Time expires July 14, 2014. No discussion.

Shoestring Industries Subdivision: The applicant's engineer attended the meeting and presented the Planning Commission with revised plans for review. The applicant's surveyor also presented the Township with a time extension request dated April 30, 2014 requesting the Township grant additional time to August 12, 2014 for this project. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension offer as requested until August 12, 2014. John Zimmerman seconded the motion. All in favor, motion carried.*

A waiver request was submitted for Section 205 requiring a submission of a preliminary plan ahead of submitting a final plan. They are submitting the plans as a combined preliminary/final plan because the plan does not contain new streets or infrastructure to be dedicated to the Township. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver for Section 205. John Zimmerman seconded the motion. All in favor, motion carried.* The Township Solicitor asked the Planning Commission Secretary to verify that this waiver request was not granted in the past. The Planning Commission Secretary did review previous minutes and it was noted in June 2013 Planning Commission Meeting minutes that this waiver would be needed for this section, however one was not presented until this meeting.

John Zimmerman mentioned about the soil settling in the probe holes that were dug for this subdivision and feels that it is a safety concern. The applicant's engineer said that he will take care of this issue.

Larry Dean Martin Poultry: The Township Engineer discussed the widening of Lions Park Drive. There are three options for this situation.

- Requiring additional right-of-way from the Lions Club. The concrete storage building would be removed.
- Making Lions Park Drive a one way from Jacob Street intersection out to Teen Challenge Road.
- Taper the road at the Lions Club property and widen it from the Jacob Street intersection down Lions Park Drive.

Larry Dean Martin arrived to discuss his plan. He met with the Lions Club prior to arriving to the Planning Commission Meeting. He stated that the Lions Club members do not want to lose their concrete building. If it would be taken down, they would like it replaced. Larry Dean stated that he does not have the financial capability for that to be an option at this time.

The Planning Commission members feel that it would be best to leave it a two way and taper from Teen Challenge Road up to Jacob Street then begin to widen the road. *John Zimmerman made a motion to recommend to the Board of Supervisors to look into a grant from DCNR to help with funding to improve the right-of-way on Lions Park Drive in the Lions Club area. Laverne Frey seconded the motion. All in favor, motion carried.*

Another discussion was on moving the speed limit sign so that it is seen by the residents as well as erecting a sign for a narrow road.

New Plans: None.

Walk-In Discussions:

Other Business: The Township Solicitor stated that the Board of Supervisors authorized easement for the right-of-way on Eugene Yenser's property on Greble Road. An easement and resolution will be signed at May's Board of Supervisors meeting.

John Zimmerman stated that the wooded area on the east side of the Mt Aetna Mennonite School has completely been taken away. There is a concern whether a buffer is needed for that area now. The bank has also been cut back and there were issues with water running across the road. Once the swale is put in, this problem should be resolved.

Gary Deck made a motion to adjourn the meeting at 8:44 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary