

**Tulpehocken Township Planning Commission Meeting  
May 7, 2015**

**Present:** Gary Deck, Robert Sattazahn, Ray Daub, John Zimmerman, Chris Hartman, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:45 p.m. and continued with the pledge to the American Flag.

The minutes from the April 2, 2015 meeting were reviewed. A correction was noted for the Joseph D. Halteman Dairy Operation waiver Section 302. Minutes stated the proposal of a single poultry barn and it should state the proposal of a single dairy barn. The minutes from the April 2, 2015 were approved with the above correction noted.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** Time expires September 10, 2015 for this plan. The Planning Commission reviewed the Recreation Board minutes from April 23, 2015. The Recreation Board commented that their Board has no objection to the land sale, with the understanding that the green highlighted area on the plan will be turned over to the Township for open space. However, that is not what Mr. Hurst presented. He would be selling the entire 27.756 acre tract of land, including the green highlighted area. After discussion, *Ray Daub made a motion to recommend to the Board of Supervisors to notify Mr. Louie Hurst that the Township does not have an issue with the 27.756 acre tract of land for sale. John Zimmerman seconded the motion. All in favor, motion carried*

**Camp Calvary:** No discussion. Time expires September 25, 2015.

**Shoestring Industries:** The improvements agreements need to be signed for this plan. The Board of Supervisors granted conditional final plan approval on July 14, 2014. Therefore, the plan needs to be re-affirmed. *Gary Deck made a motion to recommend to the Board of Supervisors to re-affirm the final plan. Ray Daub seconded the motion. All in favor, motion carried.*

**Dieffenbach Chip Sketch Plan:** The Township Engineer wanted to inform the Planning Commission of the status of this plan. The plan needs to be revised to show the easement with the neighboring property owner to continue to use the existing absorption area. Based on the information from the Sewage Enforcement Officer, Wayne Bowen, the existing on lot sewage disposal system is sufficient for the current disposal needs. However, if there is a significant increase in sewer flows or a malfunction of the existing system, steps must be taken to install a new system on the recently tested and approved replacement area site across Host Road. This will require a bond to be posted with the Township for \$25,000.00. The purpose of the bond is for the Township to step in if the current system fails and they mandate that a new system is installed.

**New Plans:**

**Sketch Plan of Record for Keller Annexation:** This annexation consists of 25 acres gross along Stone Road. Mr. Paul Keller would like to annex Lot A to son who owns tract B. The Township recognizes 4 residential units and should be noted on the plan. Due to the note on the Sketch Plan of Record for Paul & Julia Keller 2002, there is a vested right to recognize the gross acreage. Another note to be placed on the plan, is the allocation of development unit to remaining area on the Paul & Julia Keller Subdivision.

Lot 2 doesn't guarantee that development of all of those units is feasible; any such development shall comply with all applicable Township regulations.

Section 301.4C Precise bearings and distances for the entire tract and all lot boundaries are accurately labeled and the location of all monuments are identified. The Planning Commission commented that concrete monuments are to be placed along road of Lot A (upper left). The monuments need to be set prior to recording.

The Township will need confirmation that the 2 deeds have been recorded. The applicant's surveyor, DeVon Henne commented that he will have this done at the same time as the recording of the plan.

**Lanita Specialized Preliminary Plan:** This plan is located at 7630 Lancaster Avenue. This plan proposes a new building next to the former Expressions building. This building will have an office and shop space in it and will be connecting to the public sewer system.

Parking calculations for each building existing and proposed need to be provided on the plan. A detailed employee count is also required. This is under Section 1043.02 of the zoning ordinance.

Section 501.2M.3.b of the SALDO states that commercial and industrial subdivisions need to provide paved parking areas in accordance with the Zoning Ordinance. The applicant's representative stated that they plan to have handicap paved parking spaces, however they do not want to pave the entire area. The main entrance will be paved.

Section 602.4 discussed sidewalks. The Planning Commission members commented that it may be a good idea to have sidewalks extend south along Route 501 in front of this parcel. This could be beneficial for future development. The applicant's representative said that they would like a waiver of this section due to the cost and safety of the residents. If this is something that the Township will require, they could possibly install a macadam walkway.

There are incomplete issues with this plan. They plan to come back to the Planning Commission in July as a Preliminary/Final Plan. They will need a formal waiver request for a combined plan and submission fees.

**Walk-In Discussions:** Larry Dean Martin was present to discuss the parcel on Lions Park Drive that he has donated to the Township. He was approached by a member of the Recreation Board to have fill brought in for this lot. The Planning Commission does not feel that is necessary at this time. John Zimmerman commented that there was grant information in one of the last Township News publications. This may be helpful for the Recreation Board members. Another suggestion was to contact Betsy Bowman from Bethel Township. Betsy works for the Lebanon County Redevelopment. The Planning Commission members stated it might be beneficial to have her attend the next Recreation Board meeting in August.

**Other Business:** None.

*John Zimmerman made a motion to adjourn the meeting at 10:27 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, Planning Commission Secretary