

**Tulpehocken Township Planning Commission Meeting
May 5, 2016**

Present: Robert Sattazahn, Scott Hetrick, John Zimmerman, Laverne Frey, Chris Hartman, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

The minutes from the April 7, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires September 7, 2016.

Camp Calvary: No discussion. Time expires September 20, 2016.

Ben Schueller Poultry Plan: Time expires June 1, 2016. Plan is still waiting for E & S approval. Red Barn Consulting submitted a 90 day time extension request. This would give an expiration date of August 30, 2016. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the time extension request for the Ben Schueller Poultry Plan as a 90 day time extension to August 30, 2016. John Zimmerman seconded the motion. All in favor, motion carried.*

John Schueller Poultry Plan: Time expires June 1, 2016. Plan is still waiting for E & S approval. Red Barn Consulting submitted a 90 day time extension request. This would give an expiration date of August 30, 2016. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for the Ben Schueller Poultry Plan as a 90 day time extension to August 30, 2016. Laverne Frey seconded the motion. All in favor, motion carried.*

Mr. John Schueller was present to discuss issues that he is having with PennDot approving his driveway. PennDot would like Mr. Schueller to replace the stone in front of the buildings that are at his driveway entrance with sod and grass to define the two driveways. Mr. Schueller doesn't like that idea due to it being used as a pull off area due to Summer Mountain Road being narrow. He feels that it could be a safety concern because if someone gets off the road on the sod, they may lose control of their vehicle. The Planning Commission members do agree with Mr. Schueller, however this is PennDot's decision. And the permit was denied twice by the local Temple PennDot office and is now being reviewed by PennDot in Allentown. The recommendation was that Mr. Schueller reach out to the Township Roadmaster, Lester Feick. He may be able to discuss the situation with the local Temple PennDot representative (Mark) and stress the safety concern and road maintenance concern.

New Plans:

Hebron Mennonite Church: This plan is located at 40 Ketterman Hill Road. The tract has an existing residential dwelling and another building with a separate driveway and parking area which has been used by the church for the past 3 years. Hebron Mennonite Church is proposing a building addition along with a parking lot expansion. The church congregation is 130 people. There are approximately 30 students that attend school there as well in one of the small rooms.

Hebron Mennonite Church is requesting a waiver of Land Development for the following reasons:

- No property lines are being changed and the project is on an existing lot of record.
- The proposed improvements are minor in scope. The access drive is existing per the prior use.
- Sewage testing has been completed. DEP planning is being processed.
- The proposed minor improvements are exempt from the storm water management ordinance. Storm water stone trenches have been proposed on the downslope side of the parking areas.

The Township Engineer discussed his review letter dated May 3, 2016. The plan will still need E & S approval. Lighting was discussed, and at this point there is presently one light on a utility pole and they are not planning on adding additional lighting. A comment should be noted on the plan. There will be one well for both the house and the church and no wetlands on the plan. Both of these comments should also be noted on the plan. Note is to be added to state that a zoning permit and building permit are required and to be approved by the Township. The street is only 8 feet wide and may need shoulder improvements. The members of the Hebron Mennonite Church are not planning on erecting a sign, however if one would be placed, a zoning permit will be required. The applicant's Engineer will still need to provide a stormwater report to the Township

Scott Hetrick made a motion to the Board of Supervisors to grant the waiver of Land Development with the condition of submitting a revised plan to the Township that would satisfy the following:

- *The Township Engineer review letter dated May 3, 2016.*
- *Erecting a minimum 4 foot fence or screening to shield the headlights of the church members from other drivers passing by on Ketterman Hill Road.*
- *The Hebron Mennonite Church will be responsible for purchasing two signs that state "school ahead or slow". The Township Road Master will order and install the signs.*
- *All rubbish will be contained within the building.*
- *The Township Engineer and the Township Road Master will address the cartway width along the frontage since it is only 18 feet wide.*
- *Concrete monuments are to be placed on the roadside corners of the property and a rebar pin is to be placed on the south side corner.*

Laverne Frey seconded the motion. All in favor, motion carried.

Walk-In Discussions: None.

Other Business: Robert Sattazahn mentioned that it was brought to his attention that the Township denied an indoor pool for a home to be built in Mt. Meadows. The Planning Commission Secretary stated that this was mentioned to the office by someone else. To the best of her knowledge, no one at the office or the Zoning Officer denied anyone this use.

The Township Engineer did mention that the new builder for Mt. Meadows, Keystone Custom Homes will be building larger homes. And the NPDES permit for Mt. Meadows had to be renewed (permit is good for 5 years) and there are soil amendments and maximum impervious surface allowed on various lots per the approved NPDES permit. These are regulations set in place through the state.

Scott Hetrick made a motion to adjourn the meeting at 9:29 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*