

**Tulpehocken Township Planning Commission Meeting
November 1, 2012**

Present: Robert Sattazahn, Gary Deck, Ray Daub, Scott Hetrick, John Zimmerman, Matt Mack, Michelle Mayfield and Heather Claman.

The Planning Commission meeting began at 7:30 p.m.

The minutes from the October 4, 2012 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 17, 2013.

Camp Calvary: No discussion. Time expires December 11, 2012.

New Plans:

Lanita Sketch Annexation Plan: This property is located at 7630 Lancaster Avenue Mt. Aetna and is owned by Larry & Wanita Diller. The total tract net area before the annexation is 5.430 acres. After the annexation it will be 7.210 net acres. The additional acreage will be annexed from John & Sadie Zook property. Mr. Diller stated that he plans to make a stone area so that his tractor trailer trucks and back up. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional sketch plan approval upon the conditions in the Ludgate review letter dated October 31, 2012 and that proper monuments are placed where pins need to be placed on plan. Ray Daub seconded the motion. All in favor, motion carried.*

Walk-In Discussions:

Lloyd High was present representing High Builders Business located at 539 Woleber Road. They would like to add additional storage and a show room to the existing commercial property. High Builders would like to combine the deeds for the commercial property and the residential property. They also are requesting a waiver from land development.

John Zimmerman made a motion to suggest that the applicant submit an annexation/sketch plan of record. This will help the township regulate what could happen in the future, such as the property becoming a nonconforming use. Scott Hetrick seconded the motion. All in favor, motion carried.

Scott Hetrick made a motion to table the motion for waiver of land development and wait until an annexation/sketch plan is submitted to the township. John Zimmerman seconded the motion. All in favor, motion carried.

Other Business: The David Martin Poultry Barn Preliminary/Final Plan needs to be reapproved due to the township never receiving plans for recording. *Ray Daub made a motion to*

recommend to the Board of Supervisors to reapprove the plans. Gary Deck seconded the motion. All in favor, motion carried.

Gary Deck made a motion to adjourn the meeting at 8:40 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary