

**Tulpehocken Township Planning Commission Meeting
November 7, 2013**

Present: Scott Hetrick, Gary Deck, Laverne Frey, Ray Daub, Michelle Mayfield, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:38 p.m.

The minutes from the October 3, 2013 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion, time expires March 12, 2014.

Camp Calvary: Camp Calvary presented a time extension letter to the Township for a 95 day time extension. The current time expires on December 7, 2013. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension letter for 95 days, giving a new date of March 18, 2013. Ray Daub seconded the motion. All in favor, motion carried.*

Martin Farm Annexation: No discussion, time expires January 14, 2014.

Shoestring Industries Subdivision: No discussion, time expires February 11, 2014.

New Plans: None.

Walk-In Discussions: Burt Nye from Red Barn Consulting was present with a question about David Martin's property on Kurr Road. He is looking to possibly annex/subdivide part of his property. They would like to know if they would need to topo the entire tract to do this. It was recommended that extra monuments would be placed for clear boundary lines and that they would not necessarily need to topo the entire tract.

Other Business: Bert Nye from Red Barn Consulting and Larry Dean Martin were present to discuss the rezoning change for the property between Cherry Hill Road and Teen Challenge Road on the South side of the Village of Rehrersburg. The proposed plan is to construct a dwelling and poultry operation. Some points of discussion:

- Traffic patterns would be less than if a housing development would be developed.
- The sanitary sewer is right there to connect a housing development for additional income for the Township. However along with the income, residential growth could increase school taxes.
- The proposed plan would leave a portion of land for Rural Residential per Red Barn.
- The proposed plan is 1300 feet away from anyone.
- Manure will be exported from property.
- Where will growth go in the next couple years? The Township Solicitor stated that there has been a decline with population numbers in the Township so there is sufficient land use.

Ray Daub made a motion to recommend to the Board of Supervisors to proceed with the re-zoning of this property. Gary Deck seconded the motion. Laverne Frey and Scott Hetrick both opposed the motion to proceed with re-zoning. Vote is tied, therefore there is no vote, motion failed.

Laverne Frey made a motion to have the Planning Commission Secretary draft a letter to the Board of Supervisors stating that there was not a consensus for a vote to recommend re-zoning for this property. Scott Hetrick seconded the motion. All in favor, motion carried.

Bert Nye commented that they may consider withdrawing the request to rezone the property. They may decide to move forward with the land development without rezoning since general agriculture is allowed in the rural residential zoning district.

Ray Daub made a motion to adjourn the meeting at 9:07 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary