

**Tulpehocken Township Planning Commission Meeting  
November 1, 2018**

**Present:** Planning Commission Members: Robert Sattazahn, Scott Hetrick, Laverne Frey, Gary Deck, Ray Daub, John Zimmerman, Chris Hartman, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

The minutes from the October 4, 2018 meeting were reviewed. The minutes were approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase II:** Time expires March 11, 2019. The Township Engineer commented that he spoke with the Engineer for this plan. Louie Hurst would like to start working at Phase II. Pioneer Management stated that it could be January or February when a plan may be submitted. It was discussed that the Recreation Board should decide what recreation space is wanted. Would the Township want the land or money? John Zimmerman stated that it was discussed at the September Recreation meeting that they would want good land somewhere else or money for recreation space.

The current pump station for Phase I cannot handle the homes for Phase II. A completely new pump station will need to be installed by the developer. The new pump station should be close to the existing pump station and an area with decent parking.

The developer will need to apply for a new Part II permit for the pump station upgrade. The treatment plant will be able to handle Phase II.

**Camp Calvary:** Time expires February 27, 2019. The Township Engineer commented that he spoke with a representative from Camp Calvary. They would like to make stormwater changes to the recorded plan. They will need to present a revised plan for review.

**New Plans:**

**Lot Annexation Plan for John & Fern Swope Tract:** The Township Engineer did not do a formal review on this submission due to receiving the plan submission after the two week deadline. This property is located at 7696 Lancaster Avenue (formerly known as 7676 Lancaster Avenue). This is the original farmhouse that had the land for the Mountain Meadows Development. Mr. Swope would like to have an acre for the original farmhouse as he was supposed to have an acre when the lots were separated back when the Mountain Meadows development was started.

There were a series of boundary adjustments that were requested for approval from the Township by the developer. There were lots along Route 501/Lancaster Avenue and around the Swope

property. There was a swap of land between Mt Aetna Developers and Mr. Swope. Apparently the developer did not complete the annexation by recording a combining deed with this land. The Township will need to look at all annexations to be sure that they were completed. This was relayed to the surveyor when he contacted the Township Solicitor. This is the reason why the Township adopted a recent policy to receive a cash escrow from a developer to be sure that the Township receives proof of recording of the annexation and consolidation dates because there are two different dates required. This is an example of annexation parcels being approved as annexation parcels and then are not consolidated and later sold as a separate lot that was never intended to be a separate lot.

There was a purpose for this particular land swap. So before the Township reverses this and approves this lot to go back to Mr. Swope, the Township needs to see if what is happening now is going to defeat what the intention was back in 2009. This plan will need to be analyzed and see if the purpose of the land swap was to provide additional land for the development because there was a need for additional land to this area. If there is no downside, then a new plan could be approved going back to Mr. Swope. As matter of process the fact that there was a plan approval to take this off the Swope property to combine it with the developer's land does not allow us to convey this back to Swope. That requires a new simple plan approval. This is not legally a stand-alone lot and a new plan approval needs to approve that change in boundaries.

The pump station is on a residential lot, 20 Clover Drive. There is a home on this lot as of this year. The developer did not follow through with the annexation and consolidation. This should have been detected at settlement. The owner of this lot would violate the easement if any harm is done to the pump station. There should have been a deed from the developer to himself and he never recorded this. The time to do this would have been when the lot was sold to the new homeowner.

It would make the most sense to build the new pump station on the parcel that they are looking to annex back to Mr. Swope. The driveway is already there.

There is a recreation plan from 2009 that the Planning Commission reviewed.

The developer has a number of problems to solve and the Township needs answers before this annexation plan is reviewed.

### **Walk-in Discussions:**

**Marlin Martin was present to discuss his property at 12 East Hunsicker Lane.** He would like to possibly add onto existing heifer barn. Mr. Martin would like to add a 4,400 square foot addition to the existing heifer barn and a new silo.

The Township Engineer stated that the definition of land development in the SALDO says the addition of a single accessory farm building with a footprint area under 4,000 square feet, or combination of accessory farm buildings constructed either at one time or over a period of time

which together have a combined footprint area under 6,000 square feet, on a lot or lots subordinate to an existing principal building.

A zoning permit from July 2009 for an agriculture building states the building project description as such. Construction of a 96 feet by 40 feet agricultural building for storage, machinery and cows. Structure not to be built in the setbacks. Any additional agricultural buildings hereafter that exceed 2,160 square feet will require Land Development in accordance with Township Ordinance Number 2005-3.

There is some allowance for buildings without land development, however the new impervious area needs to be under 2,160 square feet. If it is under this allowance, then Mr. Martin can apply for a zoning permit and stormwater needs to be reviewed. If the impervious area exceeds the 2,160 square feet, he will need to come back to the Planning Commission with a land development plan.

The Township Engineer stated that he would like to review the truck entrance and how many trucks go in and out during a given time. The radius will also be reviewed.

All projects require a zoning permit, stormwater or at least meet the intent of the ordinance, agriculture is exempt from building code.

**Other Business:** John Zimmerman stated that tractor trailer trucks are traveling from West Market Street to Woleber Road to Camp Swatara Road/Route 645. Then they are turning right onto Camp Swatara Road and are going across the entire road. It is dangerous due to cars traveling South on Camp Swatara Road not being able to see this due to sight distance. The Township and Jackson Township could work together to erect the proper signage to warn tractor trailer trucks of this intersection. The Township cannot restrict the truck traffic without a truck traffic study being done. Gary Deck suggested that John Zimmerman come to the Board of Supervisors meeting to discuss.

*Gary Deck made a motion to adjourn the meeting at 8:48 p.m. The motion was seconded by Ray Daub and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman*

Planning Commission Secretary