

**Tulpehocken Township Planning Commission Meeting
October 4, 2012**

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

The Planning Commission meeting began at 7:31 p.m.

The minutes from the September 6, 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: None.

Walk-In Discussions:

Gerald Martin and his son-in-law were present to discuss the possibility of building three poultry fryer houses on the proposed Gettel Acres Subdivision. This tract is 118 acres and they would plan on building the houses on the South side of the tract. *Ray Daub made a motion to recommend that the interested parties seek zoning relief from the Zoning Hearing Board to obtain a use variance. Scott Hetrick seconded the motion. All in favor, motion carried.*

Mark Kieffer was present to discuss his dairy farm located at 5331 Four Point Road. They are going to be demolishing and building new farm structures. They will also be adding a 14,400 square foot of feed storage area, which will not have a roof over. This would not be considered storage, so they would be exempt from Land Development; however E&S is still required.

Dwayne 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 property. However, the property is located in the Rural Residential district which does not allow commercial uses. The current show room and office area is located in the owner's home located directly beside the business. The business and residence are on separate parcels. It was recommended that they seek zoning relief from the Zoning Hearing Board to obtain a use variance. Mr. High questioned if they annex the properties together, would this still be an issue? The Township Engineer and the Township Solicitor will review the information and inform the applicant with their findings.

Other Business:

The Planning Commission reviewed the Zoning Hearing application for the Mt. Aetna Mennonite School. *Laverne Frey made a motion inform the Zoning Hearing Board that the proposed plan was reviewed by the Planning Commission and they are generally satisfied with the plan. Scott Hetrick seconded the motion. All in favor, motion carried.*

Parking was discussed as well. According to the Township Ordinance, the school would need to provide 37 parking spaces and the proposed plan would provide 32 spaces. They may designate flat areas for overflow parking. These areas would not be paved.

Sanitary sewer was also discussed. It will be surveyed within the next week and the applicant's surveyor, Alan Love, plans on providing several options to the Township Engineer for his review.

Ray Daub made a motion to adjourn the meeting at 8:26 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary