

**Tulpehocken Township Planning Commission Meeting
October 2, 2014**

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Ray Daub, Laverne Frey, Scott Hetrick, Matt Mack, Michelle Mayfield 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 September 4, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 10, 2015.

Camp Calvary: No discussion. Time expires March 29, 2015.

Dieffenbach Chip Sketch Plan: Since the business will be increasing the number of employees, the Township is required per Chapter 71, 72 and 73 to evaluate the existing on-lot septic system. Upon review, the existing septic tank is only 1000 gallons. Minimum size should be a 1500 gallon septic tank. It was also determined that a large part of the existing septic is located on the adjoining property owned by Oscar Manback.

Option 1

- Install another 500 gallon septic tank to meet the current capacity requirement of 1500 gallons.
- Install a water meter on existing well to document actual flows to the existing system for one year. At that time, the Township SEO will determine if the existing septic system is sized properly. If flows are adequate for the size, nothing further will need to be done. If flows are too large, then the absorption area will need to be expanded if possible. If existing absorption is unable to be expanded, will need to utilize the backup absorption area that will be tested and approved by the SEO.
- Schedule new backup percolation and probe tests with the SEO.
- Secure an easement with adjoining property owner to continue to utilize existing absorption area.

Option 2

- Install another 500 gallon septic tank to meet the current capacity requirement of 1500 gallons.
- Install a water meter on well servicing the site. When designing the system, one or two months of readings may be presented or the Chapter 73 estimated flows may be utilized.
- Schedule new backup percolation and probe tests with the SEO.

Both options will require the following:

- \$25,000 bond posted with the Township. This would be to make sure that the existing absorption area is adequate for the new on-lot septic system.
- The Township SEO determines that there is a suitable backup area for a new absorption area through on-site testing.
- No certificate of use and occupancy will be issued for the proposed new building until either the easement is secured or a new septic system is installed and permitted.
- The applicant and Township Solicitor develop an agreement.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver request for SALDO Section 202, waiver of land development with the condition the applicant enters an agreement and selects Option 1 or Option 2 in the Ludgate review letter dated October 1, 2014. Gary Deck seconded the motion. All in favor, motion carried.

New Plans:

Sketch Plan of Record for Robert Conner: The Township Engineer stated that the applicant has various alterations that need to be done with this plan. An official review will be forthcoming possibly next month.

Curvin Reiff Poultry Operation: This plan is located at 133 Cherry Hill Road. This is on the corner of Cherry Hill Road and Deck Road. The project is proposing two poultry barns for broiler chickens. The applicant or the applicant's surveyor was not present for discussion of the plan. This plan will be discussed in more detail at next month's meeting.

Walk-In Discussions: Scott Diller from Lanita Specialized was present to discuss the truck business located at 7630 Lancaster Avenue. They would like to build a larger office and truck service area on their property. Land Development will be required. Stormwater Management and E&S approval will need to be obtained as well. The Township Engineer recommended to Mr. Diller that they present a sketch plan for review to show the buildings and layout of the property. The impervious areas should be calculated on the plan. A Planning Commission Member questioned the number of employees for the business. Mr. Diller stated that there are 25 employees total.

Other Business:

Lorrieanne Werni Zoning Hearing Application: Ms. Werni's property is located at 342 Godfrey Street in Rehrersburg. Ms. Werni is appealing the decision of the zoning officer for a side yard setback variance from Section 544 of the Tulpehocken Township Zoning Ordinance of 2013, regarding construction of an accessory garage on her property within the VC-Village Center Zoning District.

The variance requested is from Section 544, which requires that the side yard setback requirements be 30 feet. The applicant has constructed a two story garage within the 30 foot side yard setback.

Scott Hetrick made a motion to direct to the Zoning Hearing board that based on review of the application, the Planning Commission questions the Applicant 's ability to comply with the requirement to prove a hardship to obtain a variance. Ray Daub seconded the motion. All in favor, motion carried.

The Planning Commission Secretary stated that the meeting date for January 2015 falls on January 1, 2015, New Year's Day. The Planning Commission members agreed to change the meeting date to January 8, 2015. April 2015 meeting date was also changed from the first Thursday in April (due to being Holy Thursday) to the second Thursday, April 9, 2015. The Planning Commission Secretary will notify the Township Secretary of the meeting dates.

Ray Daub made a motion to adjourn the meeting at 8:49 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary