

**Tulpehocken Township Planning Commission Meeting  
May 7, 2009**

**Present:** Robert Sattazahn, Gary Deck, Laverne Frey, John Zimmerman, Pete Eisenbrown, Chris Hartman, Heather Claman and other interested persons.

The Planning Commission meeting began at 7:45 p.m.

The minutes from the April 2, 2009 meeting were reviewed and John Zimmerman was also in attendance at the meeting. Minutes were approved as corrected.

**Public Comments:** None.

**Active Plans:**

**E & E Self Storage:** No discussion.

**Mountain Meadows:** The Township Engineer will have a formal review letter for discussion at next month's meeting.

**Rossini Farm III:** The Township Solicitor made a statement that the Board of Supervisors needs to decide on a policy for the on lot Stormwater Improvements.

**Gettel Acres:** No discussion.

**David R. Alspaugh:** The Township Engineer made the following recommendations in his review letter. Under Section 501.2.A.6. Private Street. This section prohibits private streets unless they meet the public street standards. With this plan, the proposed street does not appear to meet several public street standards. It was recommended in discussion that the applicant have a recorded document prepared for the Township to review giving examples of what he would expect from the property owners. For example who would maintain the grass in the right-of-way, etc.

Section 602.9 Street Lights. The applicant has presented a waiver request to not provide street lighting for the project. The Township Engineer stated that they should defer back to PennDOT's review to see what their determination was.

Also as a general comment in the review letter, the applicant will need to apply to PennDOT for a permit for the project to have a "local road" unless the permit that PennDOT already issued states this.

There was discussion of a possible name for this subdivision instead of using the applicant's name. The applicant and his surveyor will make this determination and present a name to the township in the future.

**Camp Calvary:** Applicant presented a waiver request for Section 205 and 206 which require a submission and review of a Preliminary Plan. This is to request that the project be processed according to Final Plan processing procedures. *John Zimmerman made a motion to recommend to the Board of Supervisors to approve the waiver request under the condition that part of land development should improve the entrance along New Schaefferstown Road, motion second by Gary Deck. All in favor, motion carried.*

**Walk-In Discussions:** None.

**Other Business:**

**Zoning Hearing Board Application:** The applicants are Greg & Sara Bryant. The property is located at 592 Godfrey Street in Rehrersburg. We were deprived of our quorum due to a fire emergency in which Laverne Frey assisted. Those remaining were John Zimmerman, Gary Deck and Robert Sattazahn. The Planning Commission members present reviewed this Application and made the recommendation to the Zoning Hearing Board that there is not enough information to make a determination at this time.

Gary Deck made a motion to adjourn the meeting at 9:20 p.m., second by John Zimmerman. All voted in favor. The meeting was adjourned.

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*