

**Tulpehocken Township Planning Commission Meeting  
February 5, 2009**

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

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

The minutes of the January 8, 2009 meeting were reviewed and one correction was made. The named person present, had Ray Boltz listed and should have been Ray Daub. The minutes were approved as corrected.

**Public Comments:** None.

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

**Mountain Meadows:** No discussion.

**Rossini Farm III:** LTL Consultants submitted a Planning Module for the sewer. *John Zimmerman made a motion to authorize the chairman, Robert Sattazahn, to sign the Module. Motion was second by Gary Deck. All in favor, motion carried.*

Steve Bensinger from Stackhouse Bensinger Inc. was present along with Burnell Rossini. Applicants Engineer agreed to make the revisions addressed by the Township Engineer in the letter dated February 2, 2009. He will also be requesting that an improvements agreement be tied to a building permit at the Board of Supervisors meeting on February 9, 2009.

**Giorgio II:** Giorgio II is a subdivision submitted by Joseph Giorgio. The location of the subdivision is along Route 419, address is 5250 Route 419. The development plans are to subdivide a 7 unit apartment that is on 3.336 acres of the entire tract of 29.086 acres. A representative from Hoffert Surveyors was present to discuss the sketch plan for this project. The Township Engineer made the following observations. If the existing apartments are occupied by laborers related to business on the premises, the use is not non-conforming under Section 833.13 as special exception use. If the apartment is already occupied as a typical apartment, the building is nonconforming and the applicant would not need to address plan to the Zoning Hearing Board. Hoffert Surveyors will discuss these details and the cursory comments submitted by the Township Engineer with the applicant.

**David R. Alspaugh:** The location of this subdivision is located along SR 645 Camp Swatara Road. Half of the subdivision is located in Tulpehocken Township and the other half in Jackson Township. There are 6 lots being subdivided, total acres is 21.3752.

Preliminary Subdivision Plan was reviewed by the Township Engineer and made the following observations. The applicant will need to submit appropriate Planning Modules to the Township, as applicable to this project. It then must be reviewed and ultimately approved by the PADEP. Various plan layouts were discussed at the meeting with Mr. Alspaugh and his surveyor.

**Gettel Acres:** Applicants Engineer requested that the Planning Commission would make a revision to their previous motion. Mr. Wells would like a revision to state that the street width for the main street be 34' wide. Previous motion stated that the main street, be considered a collector street and required a 36' cart way. It also required that all streets in the development have sidewalks on both sides of the street. *Gary Deck made a motion to recommend, to the Board of Supervisors that the main street throughout the development be 34' wide with slant curbs. Laverne Frey second the motion. Robert Sattazahn, Ray Daub, Gary Deck and Laverne Frey were all in favor, with John Zimmerman opposing, motion carried.*

Applicants Engineer also requested that sidewalks be eliminated from different areas throughout the development. After discussion, *Gary Deck made a motion to recommend to the Board of Supervisors to revise previous motion. Motion is to eliminate sidewalks at the following locations in the development:*

- *Street B (entrance off of Teen Challenge Road) from entrance to Lot 87 driveway on the north side and from entrance to Lot 94 driveway on the south side.*
- *Street C (entrance off of Cherry Hill Road) from entrance to Lot 26 driveway on the north side and from entrance to Lot 27 driveway on the south side.*
- *Street F (cul-de-sac) from Cherry Hill Road to Lot 4 driveway on the north side and from entrance to Lot 9 driveway on the south side.*

*Ray Daub second the motion. All in favor, motion carried.*

The Township Engineer noted in review letter dated February 5, 2009 that the sewer lines were still located on the centerline of the street and not moved as recommended by the Planning Commission. The applicants Engineer states that it makes the most sense to put them in the center. *John Zimmerman made a motion to the Board of Supervisors to confirm the previous motion that the off-set of the sewer lines still stand. Robert Sattazahn second the motion. All in favor, motion carried.*

Location of the man holes was discussed. *John Zimmerman made a motion to the Board of Supervisors to have the man holes 5' from the centerline and 6' from the face of the curb. Ray Daub second the motion. All in favor, motion carried.*

**Walk-In Discussions:** None.

Ray Daub made a motion to adjourn the meeting at 10:17 p.m., second by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*